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December 6, 2005

To: Mayor Michael D. Antonovich  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe

From: David E. Janssen  
Chief Administrative Officer

**REPORT PREPARED BY ASSET STRATEGIES ON OPTIONS RELATED TO THE  
KENNETH HAHN HALL OF ADMINISTRATION**

Since the Northridge Earthquake, the County has been aware of the future need for a significant seismic and interior design upgrade of the Kenneth Hahn Hall of Administration (HOA) or its replacement. Designed in the late 1950s and completed in 1960, the HOA has housed the Board of Supervisors and the County's central services departments, including the Assessor, Auditor-Controller, Chief Administrative Office, County Counsel, Department of Human Resources, and Treasurer and Tax Collector, as well as various other departments.

The state of the art in building infrastructure and other design issues have been so improved in the last 45 years, that the HOA has become an outmoded, inefficient building by today's standards, with operational costs far exceeding the costs of newer, more efficiently designed buildings. Additionally, as the County has grown, space requirements for County departments have also expanded, such that these departments have all outgrown their space in the HOA, and all have staff outstationed in leased facilities in the Civic Center or elsewhere within the County. Seismic activity has to some extent compromised the integrity of the structure of the HOA. While the HOA is expected to withstand another sizeable earthquake, the concern is that the building would need to be vacated while repairs are made. The cost of relocation of staff during construction is considerable and should be avoided if possible.

With the sale of Parking Lot 20 (now the Cathedral of Our Lady of the Angels), the development of Parcel K (now the Walt Disney Concert Hall), and the planned development of Parcels Q and W-2 as part of the Grand Avenue Project, the options in

the Los Angeles Civic Center area for a replacement site for the HOA are diminishing. At the same time, the Grand Avenue Project presents an opportunity to use Parcel W-2 as the replacement site for the HOA. As plans for the Grand Avenue Project proceed, the opportunity for a new HOA to be incorporated into that project will diminish. Thus, we believe that planning for the HOA's upgrade or replacement should move forward accordingly.

For these reasons, my office contracted with the firm Asset Strategies to review an array of options for upgrade or replacement of the HOA. The Kenneth Hahn Hall of Administration: Strategic Real Estate and Facilities Options report (Attachment II), prepared by Asset Strategies, provides a review of four downtown sites for a potential replacement facility and the aggregate space needs of the HOA's occupants. The sites considered are:

- the Former State Building Site on the north side of First Street between Broadway and Spring Street;
- the Law Library Site on the north side of First Street between Hill Street and Broadway;
- Parcel W-2 on the south side of First Street between Olive and Hill Streets; and
- the Hall of Justice on the north side of Temple Street between Broadway and Spring Street.

Each of these sites includes an alternative option (or, for the smaller sites, the requirement) for a separate, additional building to separately house the Assessor, Auditor-Controller, and Treasurer and Tax Collector. In addition, a review of a seismic and interior upgrade of the current HOA is included. For each option, the report provides a cost estimate based on general current building industry standards. It should be noted that these cost estimates are to be considered as order of magnitude, and not as estimates based on any final design.

Attachment I provides a summary of the options included in the report.

Each Supervisor  
December 6, 2005  
Page 3

The report is being provided for your review and consideration. We will be filing a Board letter for your Board's December 20 agenda, recommending authorization for my office to move forward with planning activities related to upgrade or replacement, and recommending one of the options.

DEJ:JSE  
MV:rr

#### Attachments

c: County Counsel  
Auditor-Controller  
Department of Public Works  
Internal Services Department  
Grand Avenue Authority

**Review of the Options in the November 2005 Report “Kenneth Hahn Hall of Administration: Strategic Real Estate and Facilities Options”  
Prepared for the County by Asset Strategies**

In each of the options presented in the attached report, it was assumed that the current staff who are located in the HOA, according to the County's payroll/personnel data base, would remain in the new building(s), and that space would be allocated based on the County's space standards. While these assumptions will certainly be adjusted based on more in-depth review, they provide a consistent basis on which to evaluate the options.

**Option 1: Seismic and Interior Retrofit of the Hall of Administration (\$274 million)**—This option is the most expensive option, in large part due to the assumption of a temporary (three-year) relocation of occupants while the work is being accomplished. In addition, as the downtown office market tightens (as predicted by real estate analysts), it may be difficult to find sufficient space, even by spreading employees through a number of buildings. This option will be extremely disruptive during the temporary relocation. Finally, while the retrofit project will improve building efficiency to some extent, the ongoing operating costs of Option 1 are likely to remain higher than operating costs in the other options.

**Option 2: Former State Building Site (\$223 million)**—The site of the old State Building, which has been demolished, is well located and currently vacant except for the building pad and some subterranean parking. However, the State and County each own an undivided half-interest in a larger property, encompassing this site and Auto Park 11, the latter of which is slated to become part of the new Civic Park in conjunction with the Grand Avenue Project. The State has not made it clear to the County how they intend to use or dispose of their interest in the larger property; thus, there is a risk that the option may not be a viable one. Furthermore, the current ownership agreement with the State may require a division of the property, such that the State would own the southerly portion outright. We are currently negotiating with the State in regard to the northerly portion of the site, which is planned for use as part of the new Civic Park being developed in conjunction with the Grand Avenue Project.

**Option 3: Former State Building Site and a separate Finance Building (\$187 million)**—This option is similar to Option 2, except that the tax and finance departments would be located in a separate building, such as on County-owned property in Chinatown. Its lower cost as compared with Option 2 is the result of the reduced cost associated with a simpler building, and the assumption that the finance departments could use existing parking in the County-owned Chinatown Garage.

Option 4: Law Library and a separate Finance Building (\$271 million)—The Law Library option is similar to Option 3 (the Former State Building site with a separate finance building), except that it is assumed that parking will be below grade. Although the County has a reversionary interest in the Law Library site, the Los Angeles County Law Library, a governmental entity separate from the County, retains the right to the property as long as it maintains a law library on the site. Therefore, not only would the County have to negotiate for the use of the site with the Law Library Board of Trustees, but we believe that provisions would need to be made for a replacement facility for the Law Library, resulting in the higher cost for Option 4.

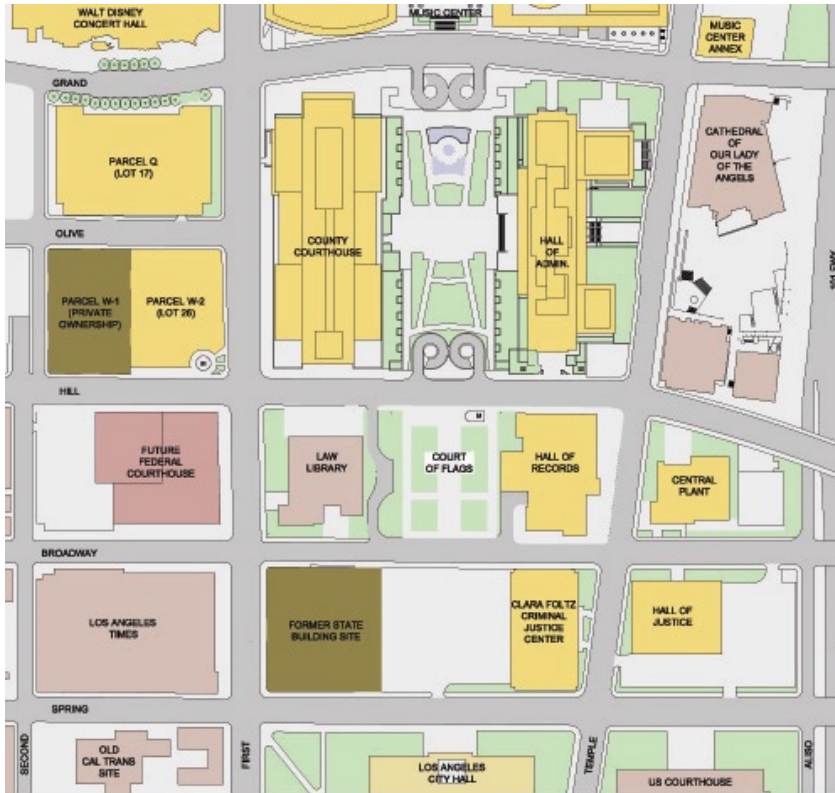
Option 5: Parcel W-2 (\$221 million)—This option is similar to the Option 2 (the Former State Building site), except that it is assumed that parking can be provided partially above and partially below grade. The lower cost as compared with Option 2 is strictly for that reason, but the option is better also because Parcel W-2 is unencumbered by a partial State ownership, and is better located relative to Auto Park 18 (the Mall Garage), such that the costs could potentially be further reduced through use of the Mall Garage. Finally, the location is closer to other County-owned parcels such as the Walt Disney Concert Hall and the Music Center, and is centrally located at a Metrorail station, further encouraging the use of public transportation, and in the exciting new developments of the Grand Avenue Project.

Option 6: Parcel W-2 and a separate Finance Building (\$187 million)—Like Option 3, this option places the tax and finance departments in a separate, lower-cost building on a County-owned parcel with existing parking. Because both sites (Parcel W-2 and the Finance Building parcel) are assumed to be County-owned sites, this is the lowest cost option. Furthermore, use of a second site (the Finance Building parcel) may become necessary if further planning reveals that Parcel W-2 cannot reasonably accommodate the needs that may be programmed for the HOA's replacement.

Option 7: Hall of Justice and Assessor's Building (\$215 million)—Although the Hall of Justice is currently being considered for the Sheriff, District Attorney, and other County departments, it is worth considering as a replacement facility for the Board of Supervisors and the central service departments. Preliminary information suggests that retrofit of the Hall of Justice may be somewhat more expensive than construction of a new building. In addition, the analysis shows that the Hall of Justice is large enough to accommodate some of the finance group, such that a supplemental building to hold the staff that cannot be accommodated in the Hall of Justice can be made smaller, with staffing in that building limited to Assessor employees. The limitation of Option 7 is that it precludes centralization of the Sheriff and outstationed staff in the District Attorney into the Civic Center area, unless one of the other options discussed herein were chosen for that group.

# *KENNETH HAHN HALL OF ADMINISTRATION: STRATEGIC REAL ESTATE AND FACILITIES OPTIONS*

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Prepared for the  
Chief Administrative Office  
Los Angeles County  
December 2005

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## OBJECTIVES AND APPROACH

In recent years, a series of issues and opportunities have emerged which affect the Kenneth Hahn Hall of Administration (“Hall”) and its long-term future as the administrative headquarters for the County. The objective of this report is to:

Describe the major issues, opportunities, and constraints facing the County as it assesses its options

**and...**

Provide a series of strategic real estate and facilities options which reflect these issues, opportunities, and constraints.

The assumptions, numbers, and quantities used here are based on generalized “rules of thumb”, County data and/or reasonably recognized industry standards. They do not reflect any design solutions. The staffing and departmental assignments are based on the existing configuration at the Kenneth Hahn Hall of Administration. In reality, detailed planning of any of these Options will trigger a comprehensive look at departmental space needs in the entire Civic Center.

## EXECUTIVE SUMMARY

There are several major decision “drivers” that will affect whether, how and when the County should either build a new administrative headquarters (i.e., “County Seat”) or renovate the existing building. This report discusses the following issues and findings:

### Drivers

#### Seismic Issues

The Hall of Administration is in need of substantial seismic retrofit in order to meet current seismic standards. The total project cost of a complete retrofit would be more than any of the other Options described in this report.

Among other things, existing occupants would have to temporarily relocate into leased facilities for as long as three years.

**The Grand Avenue Plan**

*The Grand Avenue Plan* may provide the catalyst to solve the seismic issue since it includes provision for substantial office space, if such space is warranted by the market or needed by the County. The County is in the position of being able to consider the opportunity to move the County Seat into that office space, as well as various alternative that allow it to remain in downtown Los Angeles.

**Existing Occupancy Costs**

Occupancy costs (operating expenses) in the Hall of Administration as measured against industry standards are higher than average

**Hall of Administration Office Utilization**

Space utilization, sometimes known as efficiency, is substantially in excess of what is commonly achieved today in modern office facilities (including ceremonial spaces and assembly facilities)

**The County's Downtown Real Estate Portfolio**

The County owns or has an interest in numerous facilities and underutilized properties which could and should be considered in planning the County's future. Of particular interest are the Hall of Records, the "Former State Building Site Site" (at First and Broadway), the Law Library, the Clara Foltz Criminal Justice Center, and the now-vacant Hall of Justice

### **Existing Civic Center Operational Issues**

- Central Plant  
Critical and essential in its present location to serve Civic Center facilities
- Parking  
Parking supply, demand, and economics is complex and needs to be thoroughly understood in the context of the Grand Avenue Plan and new Hall of Administration
- Transfer of Trial Court Facilities to the State (SB1732)  
Although the buildings will be transferred to the State, the County must still provide employee parking at the same number and as conveniently located as it was prior to transfer. This obligation must be considered in evaluating the various options presented in this analysis.

### **Alternative Options**

The following options focus primarily on parcels already owned by the County. Parcel names and locations are shown on the map ahead.

**Option 1: Seismic Retrofit: Repair Existing Building**

**Option 2: Former State Building Site**

**Option 3: Former State Building Site and Separate Finance Building**

**Option 4: Law Library and Separate Finance Building**

**Option 5: Parcel W-2**

**Option 6: Parcel W-2 and Separate Finance Building**

**Option 7: Hall Of Justice and Separate Assessor's Building**

### **Findings**

Seismic repair of the existing Hall of Administration would be very costly and disruptive. Despite the expenditure of approximately \$258 million dollars for a complete retrofit (including costs of temporary relocation), the building would still retain some of its inherent inefficiencies and utilize land that could be

put to better use. Replacement and relocation of the Hall of Administration, on the other hand, would accomplish several objectives:

Reduce operating costs by:

- Creating a smaller, more efficient building (516,000 Gross Square Feet)
- Using state of the art building systems.
- Providing the opportunity, during the project planning process, to increase the size of the building in order to reduce the County's reliance on other operating leases that supplement key operations. The economies of scale available by constructing a larger building could prove to be cost-effective in terms of off-setting existing external lease obligations.

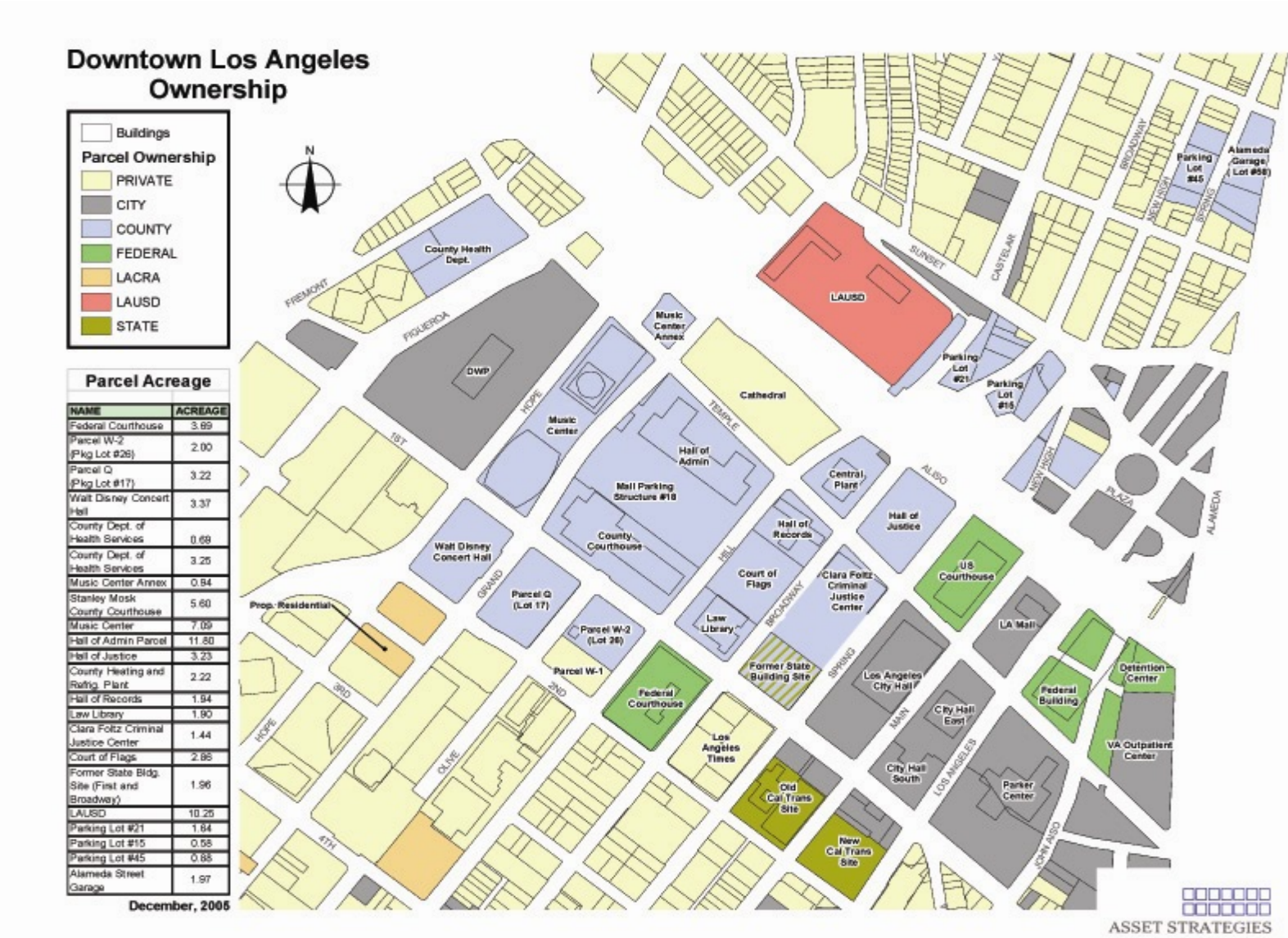
Achieve more functional departmental adjacencies

Improve customer service

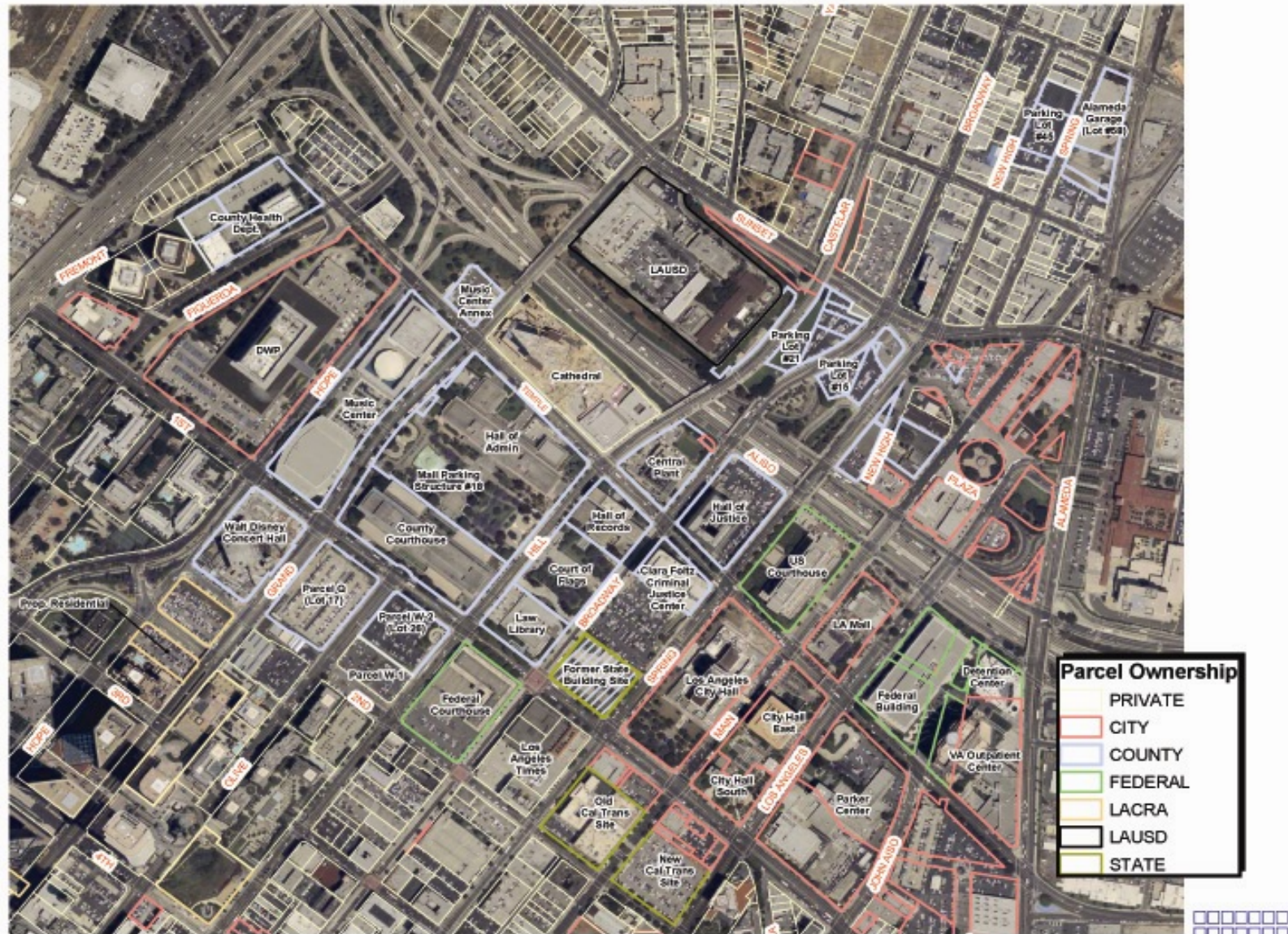
Eliminate a costly temporary relocation of the Hall's existing occupants. Preliminary estimates suggest that a temporary move could cost upwards of \$35 million. Thus, a pro-active, timely decision could avoid an unexpected cost if a serious seismic event necessitated a move before a new or renovated facility could be completed

- Provide an opportunity to reutilize the property for either revenue generation or expansion of park and public amenities. For purposes of this analysis it is assumed that vacated land would be used for park purposes.

Provide a cost-effective opportunity to demonstrate the County's participation and commitment to creating a dynamic new image for the Civic Center and, by extension the entire Los Angeles region.



## Downtown Los Angeles Ownership



December, 2006

ASSET STRATEGIES

## Cost Summary

The numbers shown in these options are conceptual and meant only to demonstrate comparative analyses. Detailed spreadsheets are shown ahead in the discussion of each Option. Note that in the Hall of Justice Option, 150 placeholder staff has been added so that the Assessor's office would not have to be split, and so that the Hall of Justice would be fully utilized.

### OPTIONS SUMMARY HALL OF ADMINISTRATION STRATEGIC RELOCATION ANALYSIS Construction 2008

Description	Option 1 Seismic Retrofit Hall of Admin.	Option 2 Former State Site	Option 3 Former State Site & Finance Bldg.	Option 4 Law Library & Finance Bldg.	Option 5 Parcel W-2	Option 6 Parcel W-2 & Finance Bldg.	Option 7 Hall of Justice & Assessor's Bldg.
Building(s) & Parking Cost	\$274,000,000	\$223,000,000	\$187,000,000	\$271,000,000	\$221,000,000	\$187,000,000	\$215,000,000
Gross Square Feet	516,000	516,000	516,000	705,000	516,000	516,000	617,000
Cost Per Gross Sq. Ft.	\$531	\$432	\$362	\$384	\$428	\$362	\$342
Rentable Sq. Ft.	449,000	449,000	449,000	613,043	449,000	449,000	536,522
Cost Per Rentable Sq. Ft.	\$610	\$497	\$416	\$442	\$492	\$416	\$401
Staffing	2,481	2,481	2,481	2,481	2,481	2,481	2,631
Cost Per Staff (GSF)	\$110,439	\$89,883	\$75,373	\$109,230	\$89,077	\$75,373	\$81,718
Parking Spaces	1,250	1,347	675	804	1,347	675	1,000

## DECISION DRIVERS

The issues and opportunities noted above suggest that the Board take a proactive course of action **sooner rather than later**. These decision drivers are discussed below:

### Seismic Hazards

The Hall of Administration (like many buildings in Los Angeles) has been subjected to numerous earthquakes during its 45-year life. Over the years, but most particularly after the 1994 Northridge earthquake, the building suffered significant damage. Expert opinion varies on the severity of the damage and the cost to repair or replace these facilities. Solutions range from a minimal approach to major structural repair.

Among other things, a major seismic retrofit of the Hall would involve the temporary cost of relocating the building's occupants to leased facilities for several years. When this expense is added to the retrofit construction itself, the costs must be carefully weighed against the benefits of developing a new, more efficient building.

Over the years, various entities prepared repair estimates which were noted in a Relocation Report written in connection with County reimbursement claims to its insurance companies and FEMA (approximately mid-2000). A conservative estimate is shown as Option 1 ahead. It is based on a 25% escalation of hard and soft costs from that report. Temporary rental costs are based on \$2.00 per month per RSF. Temporary parking is provided for 25% of the total staffing. Parking needs are based on the assumption that approximately 75% of current employees use public transit and/or could be relocated in close proximity to, or remain in existing County-owned parking facilities.

The basic question becomes, given the infrastructure problems, inefficiency of spaces, costly disruption, and high existing operating costs, does it make more sense to demolish of this building rather than to spend substantial funds to repair it?

### **The Related Companies' Grand Avenue Plan: An Office Opportunity**

With the completion of Walt Disney Concert Hall, the Cathedral of Our Lady of the Angels, and other signature cultural facilities along Grand Avenue on Bunker Hill, renewed interest emerged in establishing the corridor as a world-class focal point for the City. In 2000, a public/private partnership known as the *Grand Avenue Committee*, initiated a planning process to create along Grand Avenue, a new "center" for downtown Los Angeles. Inclusion of four prime development sites owned by either the County or the City Redevelopment Agency were identified as being critical to achieve the vision. The two County-owned Parcels are Q (Lot 17) and W-2 (Lot 26) are currently being used for parking (both structured and surface). The City-owned parcels are designated as "L" and "M".

In 2004, the County in cooperation with the City of Los Angeles Redevelopment Agency formed a joint powers authority known as the *Los Angeles Grand Avenue Authority* (JPA) to implement the project.

Together with the advice of the Grand Avenue Committee, the Authority selected the Related Companies as the prospective firm to develop a high-density mixed-use complex on Bunker Hill. The plan includes residential, hotel, office, retail, entertainment, and open space components.

Related's plan designates Parcel Q for mixed use and Parcel W-2 as residential with a possibility of office uses. The County could, with Related, be a sole tenant in a new County Seat building on Parcel W-2. Related Companies has proposed delivering the building on a build-to-suit basis and either leasing or selling the building to the County. Option 5 describes this possibility.

### Existing Office Space Inefficiencies

Measured against well recognized industry benchmark standards, including the County's own standards, the Kenneth Hahn Hall of Administration is significantly underutilized in terms of office and staff space utilization.

In the County's case some buildings are underutilized, others overcrowded. This situation is primarily due to the physical characteristics of the buildings, and staffing pressures, not lack of management awareness or diligence in trying to operate as efficiently as possible.

The Hall of Administration is very inefficient in terms of modern office building standards, even though there are no obvious vacant spaces or a feeling of overly generous space allocations. This is partially due to the fact that some space in the building is used for archival storage where there are few staff members. Square footage utilization would improve if office activities replaced storage uses.

The overall gross square footage of the building has been variously estimated at between 958,000 and 1,000,000 gross square feet. For demolition estimates, the lower number is used ahead.

With approximately 2,481 employees, the Hall's density translates to approximately 396 gross square feet per person. This figure exceeds most modern government and industry benchmarks, which average from 170-250 gross square feet per person. Specific assumptions related to the Options described in this report are discussed ahead.

### Kenneth Hahn Hall of Administration

	Existing Staff
<b>Department</b>	
Affirmative Action	23
Assessor	925
Auditor Controller	215
	258
Board of Supervisors/Exec. Offices	
Chief Administrative Office	203
Chief Information Office	16
Consumer Affairs	45
County Counsel	252
Human Resources	98
Internal Services	40
Military & Vet.	0
Office of Public Safety	32
Treasurer & Tax Collector	<u>374</u>
<b>TOTAL</b>	<b>2,481</b>

Source: County "CWTAPPS" database, May 2005

### **Adjacent County Office Buildings**

In thinking about the Hall of Administration options, particularly with respect to departmental adjacency considerations, it is important to note the current situation in the Hall of Records, the Clara Foltz Criminal Justice Center, and the Hall of Justice. Other buildings such as the Law Library and the Stanley Mosk County Courthouse will be discussed as appropriate in selected Options. Planning for the Hall of Administration needs to be considered in the context of these nearby County facilities.

#### Hall of Records

The Hall of Records contains 438,000 gross square feet including 88,400 sq. ft. of low ceiling, windowless records storage. Approximately 43,200 sq. ft. of this records storage area is now being used for office space. This means that office space in the building is “effectively” 392,800 gross square feet (albeit, some of it quite sub-standard). The balance is still being used for storage (i.e., 45,200 GSF).

The estimated staffing in this building is 1,286. On this basis, the approximate density is a generous 318 gross square feet per person. However, in several areas, the space feels very crowded. Closer evaluation is needed to determine the cause. For example, it could be a function of the columns and building configuration, or it could be inefficient furniture utilization.

#### Hall of Justice

Efforts to renovate the now vacant Hall of Justice for office space have taken place for several years. The project has been delayed for a variety of reasons. Extensive due diligence on the structure indicates that the building is sound and an excellent candidate for rehabilitation. In addition, its architectural and historic significance suggest that serious consideration be given to

restoring and occupying the building. The building is eligible for a FEMA repair grant of approximately \$18,000,000.

Retrofit of the Hall of Justice would yield approximately 457,000 GSF and accommodate between 1,600 and 1,700 people, depending on the need for large public meeting rooms. The Plan also includes construction of a 1,000 space parking structure adjacent to the building. Currently, the proposed occupants of the building include portions of the Sheriff, Parks and Recreation, District Attorney, Public Defender, and Chief Administrative Office. However, this configuration could change. As such, this report analyzes the Hall of Justice as a possible option for the County Seat.

### Operating Expenses

Operating Expenses include items such as janitorial services, maintenance, insurance, utilities, repairs, security, and administrative costs. Operating expenses in the Hall of Administration are higher than they would be in more modern buildings. For example, by taking actual known operating costs for the Hall and adding ‘benchmark’ placeholders, the estimated annual operating expense for the Hall of Administration is approximately \$9,630,452 (i.e., \$ 9.63 per sq. ft.) as follows:

Custodial	\$3,038,916
Building Maintenance	1,964,516
Security	1,500,738
Grounds Maintenance	127,020
Utilities	<u>3,000,000</u>
<b>Total</b>	<b>\$9,630,452</b>

The County recently retired the debt on the building and therefore the above noted costs do not include debt service.

Additional data gathering and analysis should be done in subsequent phases of this work to refine these numbers and add information about the other Civic Center Buildings.

### Facilities and Other Issues

Several infrastructure conditions affect the site options that are available for the Hall of Administration.

#### The Central Plant

The Central Heating and Refrigeration Plant in its present location, directly across the street from the Hall of Records, is critical to County operations. It provides heating and air conditioning to all of the major County-owned buildings in the Civic Center, including the Music Center and Walt Disney Concert Hall. It also serves the Cathedral through a long-term contract with the Archdiocese.

The Plant added more cooling towers to serve the Concert Hall and the Cathedral and retain appropriate reserves. The expanded capacity may not however, be sufficient to serve extensive net new development.

Power to the Plant comes primarily from the City's Department of Water and Power with some natural gas augmentation. Chilled water service is provided through an elaborate network of subterranean pipes that run through streets and a tunnel system. Individual buildings have their own boiler and fan rooms which in turn supply heating and air conditioning throughout each facility.

**Practically speaking, it would be very costly to move the Central Plant and/or develop an alternate and presumably smaller system.**

Other than feeders, major pipes serving other buildings do not run directly under the Hall of Administration.

Although not insurmountable, modification or demolition of the Hall and/or Parking Structure #18 would be complicated by the necessity to cap, reroute and re-build portions of the existing distribution system.

### Parking Supply & Demand

#### *Overview*

Parking supply and demand for County and public use would be impacted by implementation of the Grand Avenue Plan.

Parcel Q and Parcel W-2 are actively used for County and public parking. Together, they contain 1,079 spaces. As Related Companies develops these parcels, the question of properly located parking replacement becomes critical.

Including Q and W-2, the County owns sixteen parking facilities in the Civic Center area, which contain approximately 8,730 spaces. These facilities range from small surface lots to large underground garages. Some lots are available to the public and others are reserved for County use. In some cases, these designations change depending on the time of day and/or the day of week.

The “customer” base is unusually varied and extensive. It includes employees, jurors, volunteers, special event participants, and the public. Public use consists of daily business visitors to numerous downtown facilities and individuals attending Music Center performances during the day and evening hours.

In 1998 Kaku and Associates was retained to revise an earlier 1992 parking demand study. While the focus was on the overall market demand for parking at Walt Disney Concert Hall, the 1998 study made a number of observations about civic center parking in general. Essentially, the study suggested that the general weakness in the office market was delaying higher intensity uses on the existing surface parking lots. As these lots were developed, demand for short-term parking (formerly accommodated on these surface lots) would increase at the Concert Hall. Presumably Kaku's prediction would apply with respect to implementation of the Grand Avenue Plan. Nevertheless, existing County demand for parking, including staff, jurors, and other County uses can be satisfied utilizing existing resources, even if Parcels Q and W-2 are developed.

However, to be prudent, most Options described here provide parking at a ratio of 3 spaces per 1,000 RSF because:

Existing parking may not be within reasonable access to new buildings.

Good asset management practice suggests that modern office buildings include parking (e.g. in case of future sale and/or financing requirements)

The County prefers to meet local codes

#### *Hall of Administration Parking*

The complexity of the parking issue also relates to employee parking. Over the years, the Board of Supervisors, like many other government agencies has made an economic and political commitment to public transportation. In so doing, it has tried to discourage county employees from being single driver commuters. The County has also based its policy on the high cost of providing enough parking to satisfy employee demand.

To implement this policy and, at the same time, recognize the parking cost burden in the downtown area, every full-time employee in the civic center downtown area receives a transportation stipend of \$70 per month. Employees may apply it to monthly parking costs, car-pool expenses, or public transit fares.

Current rates in the county-owned garages are approximately \$120.00 per month. This rate is comparable to private parking facilities similarly situated. However, other private parking can be found at rates ranging from \$70.00 to \$120 per month...the less expensive, the further away from the civic center.

It is difficult to know how many employees actually park downtown since employees do not have to account for the stipend on their expense reports, nor use County owned facilities. However, in a 2004 South Coast Air Quality Management District (SCAQMD) ridership survey of 2,220 respondents, 46% drove alone and 8% participated in rideshare programs. This indicator may be useful as and if new facilities are planned.

### **Possible Historic Buildings Designation of County-owned Civic Center Buildings**

The County might face historic preservation issues if it attempts to demolish the Hall and/or several other buildings. Generally speaking, properties, either individually or as part of a historic district must be at least fifty years old to be eligible for listing in the National or California Registers. As of 2005, none of the buildings considered in this report for demolition or major retrofit are fifty years of age.

There is a strong possibility that the Courthouse, Hall of Administration, as well as the space in between, the Paseo de los Pobladores, may be considered an historic district as was claimed by the Los Angeles Conservancy in 2003. Constructed between 1958 and 1961, the grouping has a strong sense of time and place, and retains its physical integrity. A larger historic district including the Music Center and the Department of Water and Power Building might also be considered. These properties have a share history and Late Modern architectural style. On an individual building basis however, none of the structures themselves will be designated as City of Los Angeles Historic-Cultural Monuments since County-owned property is exempt from the City of Los Angeles Cultural Heritage Ordinance.

Additional Historic Information is included in the Appendix of this report.

The fact that the buildings have not been officially designated as landmarks does not mean that they may not be considered historic resources pursuant to the California Environmental Quality Act (CEQA). In the environmental review process, it is the responsibility of the lead agency to determine if properties are historic resources. As lead agency, the County would have to carefully consider the community's views on this matter.

### **Other Relevant Projects**

#### Federal Courthouse

The Federal Government has announced its intentions to build a new 1,000,000 square foot courthouse in the Civic Center on the 2.7 acres site at 1st and Spring Street (formerly owned and occupied by the State).

Among other things, parking demand and general daytime population in the area will surge and there may be an enhanced demand for private sector office spaces (lawyers, court reporters, other support businesses, etc.) The Related Companies' alternate plan for office use on Parcel W-2 may reflect this future demand.

## DEVELOPMENT OPTIONS

In order to understand the possibilities and frame the next steps needed to develop a strategy for the Kenneth Hahn Hall of Administration, this report describes seven conceptual Options that accommodate the staff and functions now located in the building. For purposes of this exercise department staffing will be based on May 2005 staffing counts. The emphasis has been to develop concepts which do not involve costly and disruptive temporary moves and at the same time use existing County-owned real estate.

### Assumptions

#### Building Size(s)

Recognized industry standards suggest the following approach to estimating the appropriate size for a new building(s). The "build-up" would be as follows.

$$\begin{aligned} &\text{Net Square Feet within workstation or private office} = \text{NSF} \\ &\quad + \\ &\text{Support}^1 @ 25\% \text{ of NSF} \\ &\quad + \\ &\text{Circulation} @ 30\% \text{ of (NSF + Support)} = \text{Rentable Square Feet (RSF)} \\ &\quad + \\ &\text{Add-on for gross} @ 15\% \text{ of RSF} = \text{Gross Square Feet (GSF)} \end{aligned}$$

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<sup>1</sup> Includes: Conference & open meeting area, Reception areas & amenities, Floor Support (pantry, copy, etc), General Support, Files and Storage

Distinctions between open work stations and private offices are also important. In addition, different standards and ratios have been assigned depending on whether there would be a single Hall of Administration (i.e. County Seat) or a split arrangement where a separate finance building would be created. The following tables shows the build-up that is used in each of the options.

**KENNETH HAHN HALL OF ADMINISTRATION  
OFFICE BUILDING(S) NEEDS ANALYSIS  
WORKPLACE STANDARDS**

	Net Sq.Ft. Avg.	Support Factor @ 30% NSF	Circulation @ 30% of NSF+Support			Total Rentable Sq. Ft.	Add Gross-up Factor @15%	Total Gross Sq. Ft.
Private Offices (P.O.)	216	65	84	/	/	365	55	420
Work Stations (W.S.)	72	22	28			122	18	140
<i>Average GSF</i>								280

**SINGLE BUILDING ALTERNATIVE**

	Existing Headcount	Private Office Average Ratio	Work Station Average Ratio	Private Office Rentable Square Feet	Private Office Gross Square Feet	Work Station Rentable Square Feet	Work Station Gross Square Feet	TOTAL COUNTY SEAT BUILDING GSF
<b>Departmental Ratios</b>								
Affirmative Action	23	10%	90%	840	966	2,519	2,897	3,862
Assessor	925	10%	90%	33,766	38,831	101,299	116,493	155,325
Auditor Controller	215	10%	90%	7,848	9,026	23,545	27,077	36,102
Board of Supervisors	258	30%	70%	28,254	32,492	21,975	25,272	57,764
Chief Administrative Office	203	20%	80%	14,821	17,044	19,761	22,725	39,769
Chief Information Office	16	10%	90%	584	672	1,752	2,015	2,687
Consumer Affairs	45	10%	90%	1,643	1,889	4,928	5,667	7,556
County Counsel	252	50%	50%	45,995	52,894	15,332	17,631	70,526
Human Resources	98	20%	80%	7,155	8,228	9,540	10,971	19,199
Internal Services	40	20%	80%	2,920	3,358	3,894	4,478	7,836
Office of Public Safety	32	10%	90%	1,168	1,343	3,504	4,030	5,373
Treasurer & Tax Collector	<u>374</u>	20%	80%	<u>27,305</u>	<u>31,401</u>	<u>36,407</u>	<u>41,868</u>	<u>73,268</u>
<b>SUBTOTAL</b>	<b>2481</b>			<b>172,299</b>	<b>198,144</b>	<b>244,455</b>	<b>281,123</b>	<b>479,267</b>
						<b>Brd. &amp; Mtg.RSF</b>		
Add Board & Mtg.						32,174		<u>37,000</u>
<b>TOTAL</b>								<b>516,267</b>
<i>Total Rentable</i>								<b>448,928</b>

**KENNETH HAHN HALL OF ADMINISTRATION  
OFFICE BUILDING(S) NEEDS ANALYSIS  
WORKPLACE STANDARDS**

	Net Sq.Ft. Avg.	Support Factor @ 30% NSF	Circulation @ 30% of NSF+Support		Total Rentable Sq. Ft.		Add Gross-up Factor @15%	Total Gross Sq. Ft.	Split Building Alternative Gross Square Feet
<b>County Seat</b>									<b>Aggregate</b>
Private Offices (P.O.)	216	65	84		365		55	420	<b>Total</b>
Work Stations (W.S.)	72	22	28		122		18	140	<b>County Seat</b>
Average GSF								280	Per Person
<b>Finance Building</b>									<b>Finance Bldg.</b>
Private Offices (P.O.)	216	65	84		365		55	420	Per Person
Work Stations (W.S.)	72	22	28		122		18	140	
Average GSF								280	

**SPLIT BUILDING ALTERNATIVE  
COUNTY SEAT and FINANCE BUILDING**

	Existing Headcount	County Seat Building	Finance Building	P.O. Average Ratio	W.S. Average Ratio	P.O. GSF	W.S. GSF	Total GSF County Seat Bldg.	Total GSF Finance Bldg.
<b>Departmental Ratios</b>									
Affirmative Action	23	23	----	10%	90%	966	2,897	3,862	
Assessor	925	----	925	10%	90%	38,831	116,493		155,325
Auditor Controller	215	----	215	10%	90%	9,026	27,077		36,102
Board of Supervisors	258	258	----	30%	70%	32,492	25,272	57,764	
Chief Administrative Office	203	203	----	20%	80%	17,044	22,725	39,769	
Chief Information Office	16	16	----	10%	90%	672	2,015	2,687	
Consumer Affairs	45	45	----	10%	90%	1,889	5,667	7,556	
County Counsel	252	252	----	50%	50%	52,894	17,631	70,526	
Human Resources	98	98	----	20%	80%	8,228	10,971	19,199	
Internal Services	40	40	----	20%	80%	3,358	4,478	7,836	
Office of Public Safety	32	32	----	10%	90%	1,343	4,030	5,373	
Treasurer & Tax Collector	374	----	374	20%	80%	31,401	41,868		73,268
<b>SUBTOTAL</b>	<b>2,481</b>	<b>967</b>	<b>1,514</b>					<b>214,572</b>	<b>264,695</b>
Board Rm. & Mtg. Space								<b>30,000</b>	<b>7,000</b>
<b>TOTAL GSF</b>								<b>244,572</b>	<b>271,695</b>
<b>Rentable</b>								<b>212,671</b>	<b>236,257</b>

**Parking**

As noted above, on-site parking is included in the Options at a ratio of 3 spaces per 1,000 RSF in various configurations, i.e. surface, underground, structured, or a combination of all three. This ratio should be adequate on the assumption that a significant number of employees will continue to use public transportation. The estimates below are escalated to 2008.

**Parking Assumptions  
Various Options**

	2005	2006 12.50% Escalation	2007 5.00% Escalation	2008 5.00% Escalation
GSF Per Space	350	350	350	350
Above Grade \$/GSF	\$35	\$39	\$41	\$43
Cost Per Space	\$12,250	\$13,781	\$14,470	\$15,194
Below Grade \$/GSF	\$45	\$51	\$53	\$56
Cost Per Space	\$15,750	\$17,719	\$18,605	\$19,535

**Construction Costs**

The following table represents the construction cost estimates that are used in the Options shown ahead. They have been escalated from 2005 estimates to reflect costs at the start of construction assumed to be 2008.

**BUILDING COST ESTIMATES\***

<b>Per Square Foot</b>	<b>2005 Average</b>	<b>2006 Escalation 12.50%</b>	<b>2007 Escalation 5.00%</b>	<b>2008 Escalation 5.00%</b>
<b>Finance Building</b>				
Shell and Core				
Site Work				
General Conditons				
<b>Total Shell and Core</b>	<b>\$131.00</b>	<b>\$147.38</b>	<b>\$154.74</b>	<b>\$162</b>
<b>County Seat</b>				
Shell and Core				
Site Work				
General Works				
Subtotal				
Special finishes				
<b>Total Shell and Core</b>	<b>\$151.00</b>	<b>\$169.88</b>	<b>\$178.37</b>	<b>\$187</b>

\* Sources: Informal compilation based on 4th qtr. 2005 estimates from:  
McCarthy Construction Co. & Marshall and Swift

### **Reuse of Site**

It is assumed that the land vacated by the Hall of Administration would be converted into a public park and recreational facilities and thus not provide income to offset the costs of new development. However, other uses of the site, such as backfill or sale are not precluded, but the dollar value of these alternatives is not considered in evaluating the cost of the various options. In earlier studies, the property was evaluated in terms of its potential for private sector residential, commercial, and hotel uses.

### **Financing**

Any options that contemplate replacement of buildings would require substantial funds. As a result the costs and benefits of each option must be fully understood and documented. Building costs might be funded through a variety of sources and mechanisms including:

- FEMA grant
- Insurance settlements
- General Obligation Bonds, Certificates of Participation, and/or other debt financing mechanisms
- Long-term Capital Lease

At this early strategic stage, the proformas are simply designed to show the relative magnitude of each option. Cash flows, financing, and present value impacts that result from the lengthy nature of these projects should be prepared as the process goes forward.

## OPTION 1:

### Seismic Retrofit Kenneth Hahn Hall of Administration

#### *Project Approach*

Option 1 incorporates a partial preservation approach in anticipation of a desire by the preservation community to consider the Hall of Administration as part of a historic district. As discussed in the assessment of the historic importance of this building, it has not yet met the 50-year threshold. But, a proposal to demolish would likely be the subject of debate regardless of the Hall's official status.

Option 1 envisions the seismic retrofit and redesign of the Hall of Administration to create a more efficient building, a more public entrance, and an architectural connection to the new Cathedral and Civic Park. This option would require temporary relocation for the entire staff for several years.

For illustrative purposes only, and to enable comparisons between other options (i.e., “apples to apples”) the renovation approach assumes that there would be 516,000 gross square feet remaining in the Hall of Administration.

In this Option, the center section of the building would be replaced by a large glass atrium that would open the view from the Cathedral to the Mall. By dividing the building in half, a new seismic strengthening scheme would be developed incorporating the “atrium” concept.

In reality however, it is possible that practical engineering and historic considerations could leave the building in its present configuration with its attendant inefficiencies and high operating costs.

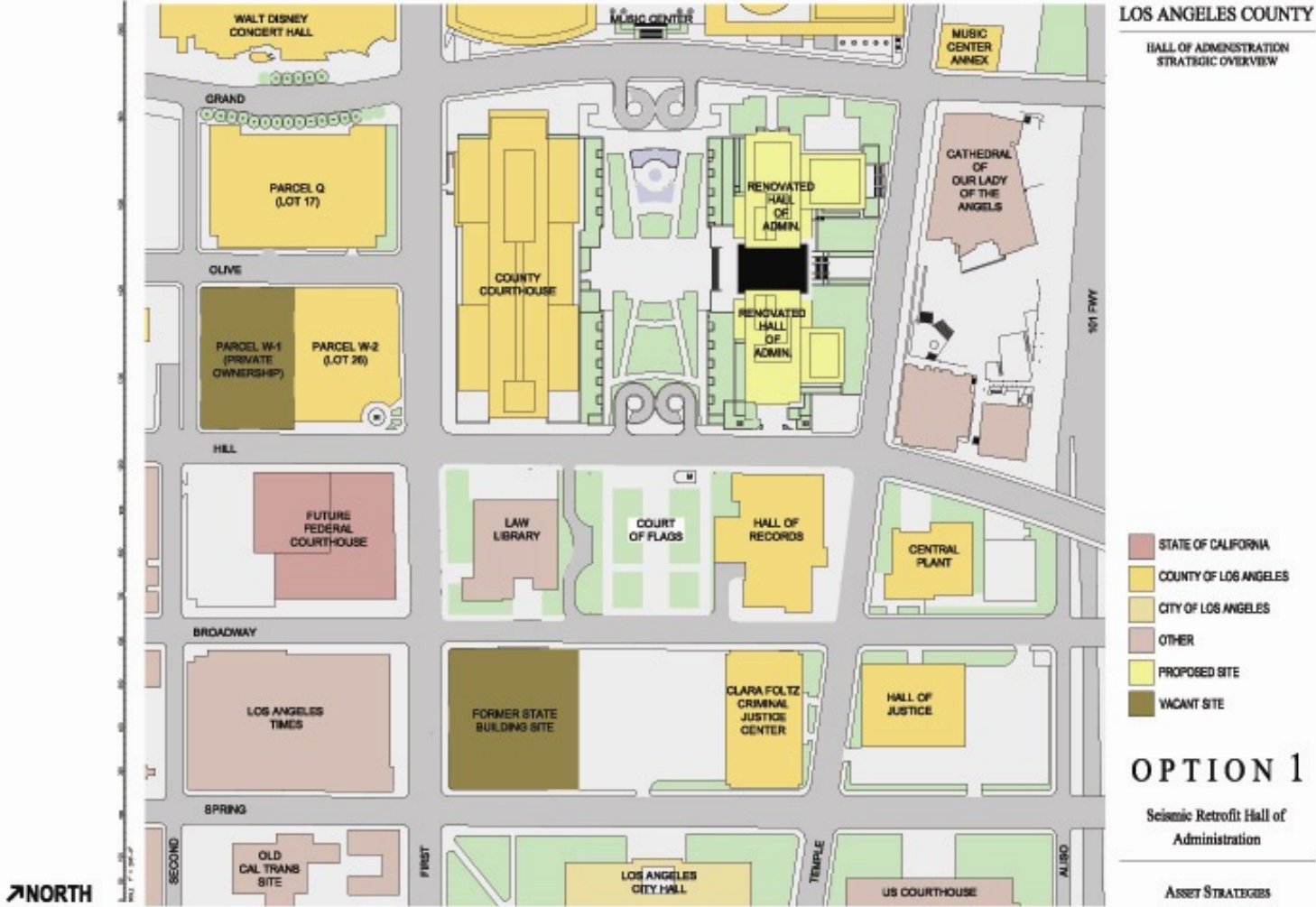
A word of caution, major seismic retrofit and building renovations projects are difficult to control. They are frequently more extensive, disruptive, and costly than originally anticipated. Even the best experts and most seasoned managers, working with generous budgets, find the unknowns of large-scale renovations more difficult to control than new construction. The recent Los Angeles City Hall seismic retrofit provides a good illustration of these issues.

*Temporary Relocation Costs*

For purposes of the cost estimate shown below, relocation would be necessary for three years.

In general the downtown private sector real estate market is comparatively flat and expected to remain so for quite some time. For this purpose Option 1 assumes \$2.00 per rentable square foot per month and the costs of 620 parking spaces. This 'placeholder' parking number reflects the SCAQMD ratios and an assumption that some rental offices would be within walking distance of existing County-owned lots and therefore on-site parking would not be necessary

No allowance is included for tenant improvements under the assumption that temporary space would be taken in an "as is" condition. It is also likely that County departments would have to be spread among several buildings due to the lack of a large block of space downtown. The quality and condition of each of these locations could vary widely and require some tenant improvements. Because of short term leases, these costs would likely be borne by the County, thus increasing the costs of Option 1.



<b>HALL OF ADMINISTRATION REPLACEMENT ALTERNATIVES OPTION 1 - SEISMIC RETROFIT (Hall and Parking Garage #18)</b>			
ASSUMPTION ESTIMATES 2008			
Program		Construction and Relocation Costs	
Existing 1,000,000 GSF building reduced to 516,000 GSF plus new Atrium	516,000 GSF	Hard Costs Building (516,000 s.f. @ \$187/s.f.)***	\$96,492,000
Staffing	2,481	Hard Costs Atrium (16,000 s.f. footprint @ \$400/s.f.)	\$6,400,000
Gross square feet per person renovated Hall of Administration	208 GSF	Hard Costs Parking Garage #18 (1,250 spaces)	\$5,750,000
Rentable building size: general office, inc. Board Room	448,696 RSF	Tenant Improvements inc. F.F. & E. @ \$65/RSF	\$29,165,217
Parking: structure #18 to be retrofitted	1,250 Spaces	Tenant Improvements inc. F.F. & E Board & Hearing @ \$100/RSF	\$3,217,400
Temporary relocation required for all Hall Occupants		Subtotal	\$141,024,617
Temporary office space per person	177 RSF	Soft Costs @ 20%	\$28,204,923
Temporary parking spaces @ 25% of total staffing*	620 Spaces	Subtotal	\$169,229,541
Temporary Relocation Term	3 Years	Contingency @20%	\$33,845,908
		Total Construction	\$203,075,449
		Moving Costs @ \$300.00 per person. **	\$744,300
		Temporary Relocation Rental Rate @2.00/RSF/Month for 36 mos.	\$32,306,087
		Temporary Relocation Parking Rate @\$100/Space/Month	\$2,232,000
		Total Relocation	\$35,282,387
		<b>TOTAL</b>	<b>238,357,836</b>
		<b>Per Gross Square Foot of Building</b>	<b>\$462</b>
CAPITAL COSTS			
Land purchase	\$0		
Total construction costs	\$238,357,836		
Relocation	\$35,282,387		
<b>Rounded</b>	<b>\$274,000,000</b>		
Cost Per Gross Square Foot	<b>\$531</b>		
ANNUAL EXPENSES			
Operating costs for renovated buildings@ \$9.25/GSF (includes Atrium)	\$4,921,000		

\* Assume 75% use transit or park nearby in existing County-owned lots at no cost.

\*\* Assumes Round Trip

\*\*\* Assumes seismic retrofit costs off-set credit for existing structure

**OPTION 2:**

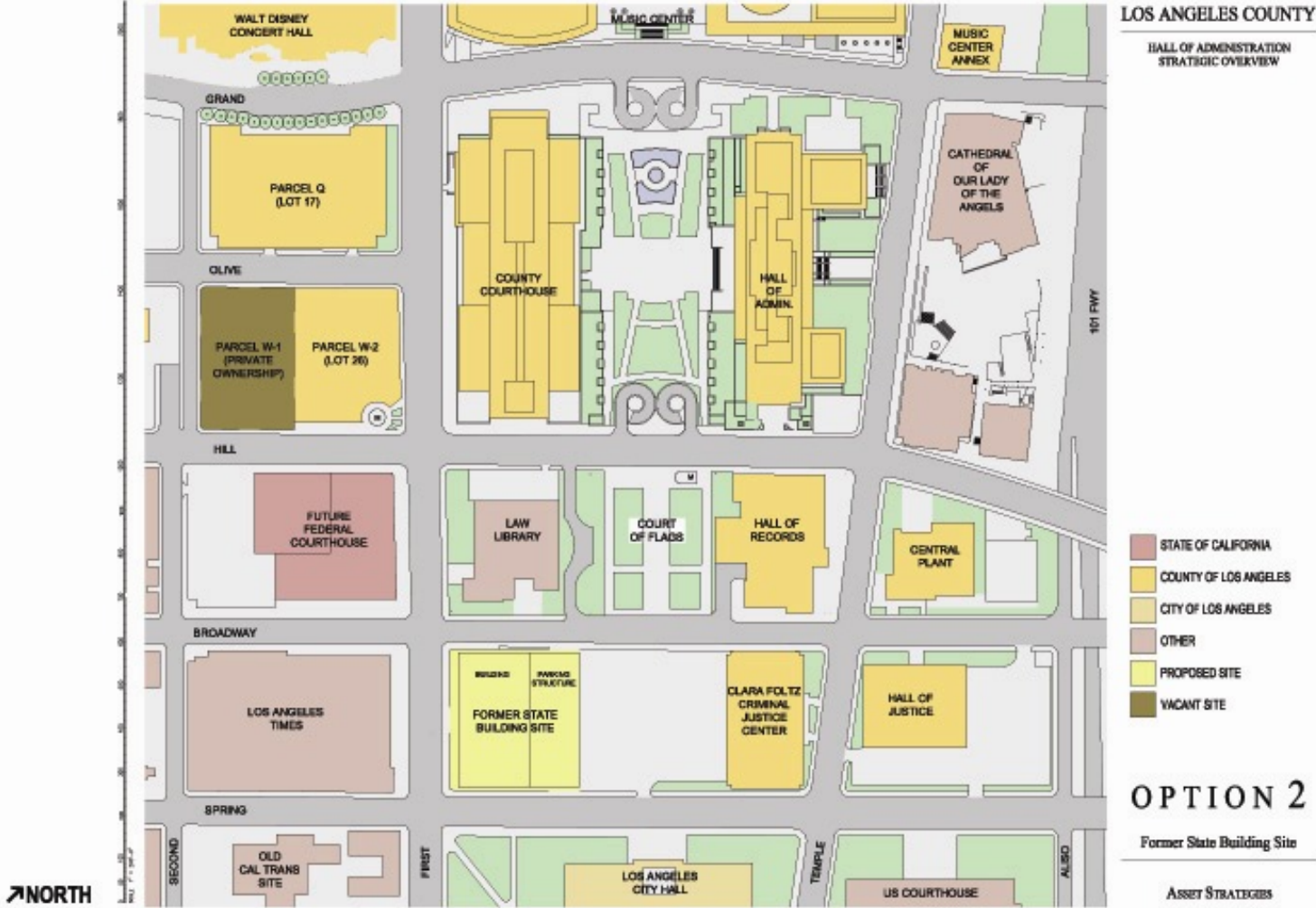
**Replace Kenneth Hahn Hall of Administration at the  
"Former State Building Site" (First Street between Spring and Broadway)**

Option 2 assumes that all present occupants of the Hall of Administration would be relocated to one new building of approximately 516,000 gross square feet on the "Former State Building Site" on First Street between Spring and Broadway. The County would have to buy out the State's property interest, but this site is selected as an option because:

The site is currently vacant.

Is well located in terms of the ability to consolidate the "government center" into a compact area within the eastern portion of the Civic Center.

Because of its relatively large size, parking could be accommodated in an adjacent parking structure without encroaching on the expanded park (part of the Grand Avenue Plan).



HALL OF ADMINISTRATION REPLACEMENT ALTERNATIVES OPTION 2 - RELOCATION TO FORMER STATE BUILDING SITE				
ASSUMPTION ESTIMATES 2008				
<b>Program</b>			<b>Construction Costs</b>	
Maintain existing departments and staff size in one location			Demolition/Hall of Administration @ \$10.00 per GSF	\$9,580,000
Existing 958,000 GSF bldg.replaced with new 589,000 GSF bldg.			Shell & core new building @ \$187 per GSF	\$96,492,000
New building is a stand-alone structure, for use solely by County			Parking:7 levels above grade	\$20,481,341
Parking ratio @ 3/1000 RSF			Tenant improvements inc. FF & E @ \$65/RSFOffice (417,000)	\$27,089,004
			Tenant improvements board & hearing rooms @ \$100 per RSF	\$3,217,391
<b>Site and Building</b>			Subtotal	\$156,859,736
Parcel size	121,096	Sq. Ft.	Soft costs @ 20%	\$31,371,947
Staffing (as of May 2005)	2,481		Subtotal	\$188,231,683
Gross Square Feet			Contingency @ 15%	\$28,234,753
Per person	208	GSF	<b>TOTAL</b>	<b>\$216,466,436</b>
Office Area	479,267	GSF	Per Gross Square Foot	<b>\$420</b>
Board and hearing rooms	37,000	RSF		
<b>Total Rounded</b>	<b>516,000</b>	<b>GSF</b>		
Rentable Square Feet				
Per person				
Office area	416,754	RSF		
Board room and hearing rooms	32,174	RSF		
<b>Total Rounded</b>	<b>449,000</b>	<b>RSF</b>		
Average floorplate size	35,000	GSF		
Site coverage (approx.)	29%			
Number of stories (approx.)	15	Flrs.		
Parking spaces	1,348	Spaces		
Parking space size	350	GSF		
<b>CAPITAL COSTS</b>				
Land purchase State portion @ \$100 per sq. ft.			\$6,054,800	
Total building cost			\$216,466,436	
<b>Rounded</b>			<b>\$223,000,000</b>	
Cost per gross square foot			<b>\$432</b>	
<b>ANNUAL EXPENSES</b>				
Operating Expenses @ \$8.50 per GSF**			\$4,386,000	

\* Existing occupancy cost approximately \$9,663,000 per year (no debt service directly associated with building)

### OPTION 3

#### **Replace Hall of Administration with a New “County Seat” and a New “Finance Group” Building (“Former State Building Site”)**

Option 3 assumes that the functions and staff now housed in the Hall of Administration would be split into two new buildings. One would be the County Seat and house the offices of the Board of Supervisors and functions closely related to Board activities. The other would be a new “Finance Building”. It would include the offices of the Assessor, Auditor, and Treasurer.

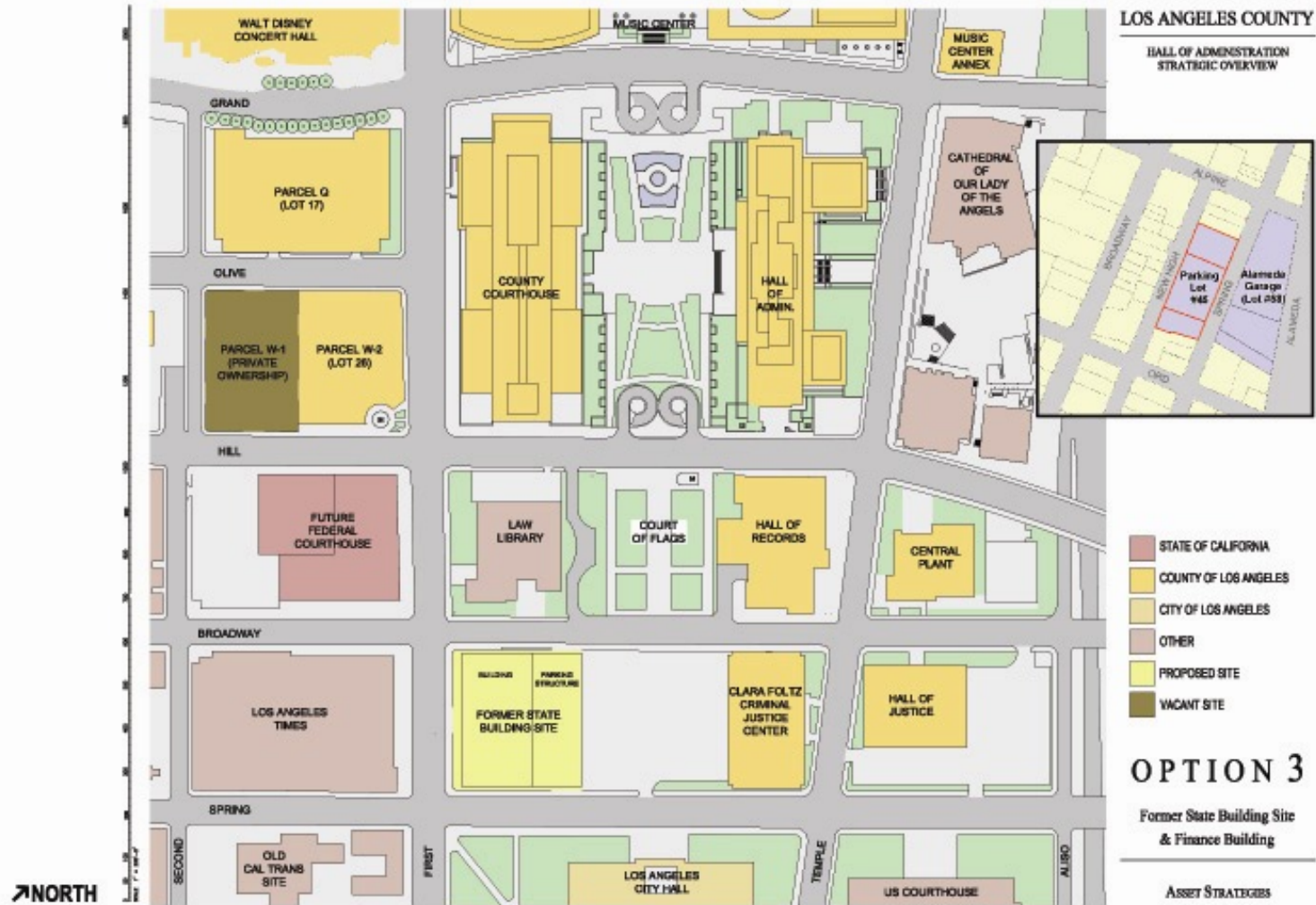
In this option, the County Seat building would be located on the Former State Building Site and the new Finance Building would be located downtown on County-owned surface parking lot # 45 in the Chinatown area. The rationale for this option is based on several premises.

County Seat departments, including those related to the Board, represent a governmental body which should have a prominent presence in the community.

Buildings of significant architectural design are viewed as an important part of this presence.

A second County office building which would house offices for approximately 1,500 employees could be developed outside of the Civic Center at a lower cost.

By reducing the number of occupants in the County Seat, the square footage and cost of the building is also reduced. The cost advantage in this two-building approach is a result of differential construction costs, based on the need for more amenities for a County Seat.



<div style="text-align: center;"> <b>HALL OF ADMINISTRATION</b>  <b>REPLACEMENT ALTERNATIVES</b>  <b>OPTION 3- FORMER STATE BUILDING SITE and FINANCE BUILDING (LOT 45)</b> </div>				
<div style="text-align: center;"> <b>ASSUMPTION   ESTIMATES 2008</b> </div>				
<b>Program</b> Split current Hall occupants into County Seat and Finance Building Exist. 958,000 GSF bldg. replaced with two new buildings Buildings are stand-alone structures, for use solely by County Finance Bldg. to use parking structure #58 & surface		250 Spaces	<b>Construction Costs 2008</b> Demolition/Hall of Administration @ \$10.00 per GSF \$9,580,000	
<b>Sites and Buildings</b> <u><b>County Seat - Former State Building Site</b></u>			<b>Former State Building Site</b>	
Parcel size	121,096	Sq. Ft.	Shell & Core @ \$187 per GSF	\$45,734,964
Staffing (based on May 2005 allocation)	967		Parking Structure @ \$15,194 per space	\$9,663,384
Gross Square Feet			Tenant Improvements inc. FF & E @ \$65 per RSF	\$13,824,460
Square feet per person	253		Tenant Improvements Board and Hearing Rooms @\$100 per RSF	\$2,610,000
Office Area	214,572	GSF	Subtotal	\$81,412,808
Board room and hearing rooms	30,000	GSF	Soft Costs @ 20%	\$16,282,562
<b>Total Rounded</b>	<b>244,572</b>	GSF	Subtotal	\$97,695,370
Rentable Square Feet			Contingency @ 15%	\$14,654,305
Rentable square feet per person	222	RSF	Total County Seat	\$112,349,675
Office Area	186,584	RSF	Per Gross Square Foot	\$459
Board room and hearing rooms	26,100	RSF	<b>Finance Building</b>	
<b>Total Rounded</b>	<b>212,684</b>		Shell & Core @ \$162/GSF	\$44,014,590
Average floorplate size	35,000	GSF	Tenant Improvements inc. FF & E @ \$65/RSF	\$15,356,674
Number of stories in building	7	GSF	Subtotal	\$59,371,264
Parking @ 3/1000 for Former State Building Site	636	Spaces	Soft Costs @ 15%	\$8,905,690
<u><b>Finance Building - Parking Lot 45</b></u>			Subtotal	\$68,276,954
Parcel size	73,616	Sq. Ft.	Contingency @ 10%	\$6,827,695
Staffing (based on May 2005 allocation)	1,514		Total Finance Building	\$75,104,649
Gross Square Feet			Per Gross Square Foot	\$276
Gross square feet per person	179	GSF	<b>GRAND TOTAL CONSTRUCTION COSTS</b>	<b>\$187,454,324</b>
Office space	264,695	GSF	<b>Per Aggregate Gross Square Foot</b>	<b>\$ 363</b>
Special lobby area	7,000	GSF		
<b>Total Rounded</b>	<b>271,695</b>	GSF		
Rentable Square Feet				
Rentable square feet per person	152	RSF		
Office Area	230,170	RSF		
Special lobby area	6,087	RSF		
<b>Total Rounded</b>	<b>236,257</b>	RSF		
Average floorplate size	40,000	GSF		
Number of stories in building	7			
Parking	None			
<b>Aggregate building size(s)</b>	<b>516,267</b>	<b>GSF</b>		
<b>CAPITAL COSTS</b>				
Land purchase (State Portion)				\$6,054,800
Total Buildings Cost				\$187,454,324
<b>Rounded</b>				<b>\$187,000,000</b>
Cost Per Gross Square Foot				<b>\$0</b>
<b>ANNUAL EXPENSES</b>				
Operating Costs for New Buildings @ \$8.50/GSF*				(\$4,388,270)
* Existing occupancy cost approximately \$9,663,000 per year				

## OPTION 4

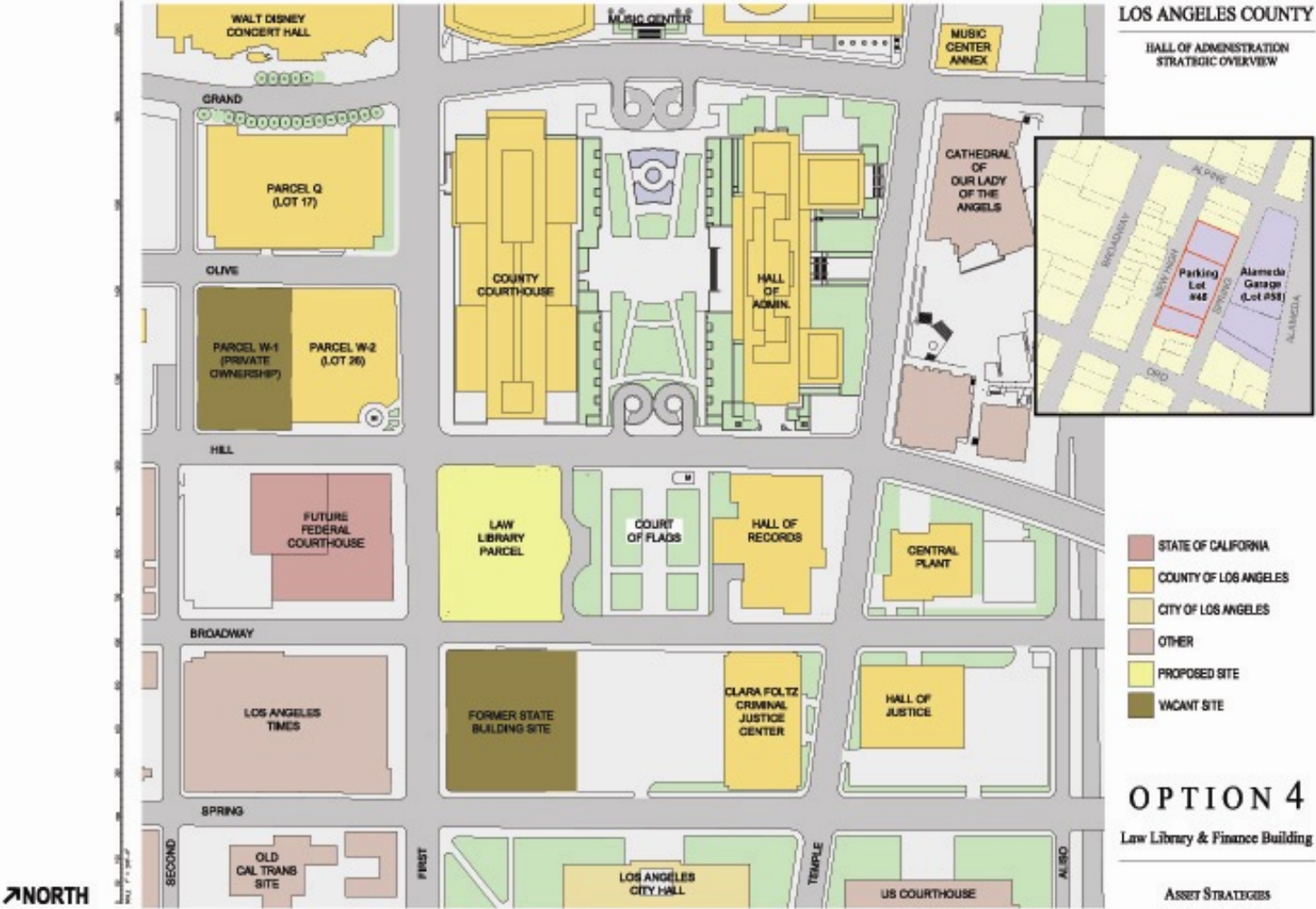
### Law Library and Finance Building

Option 4 is illustrative of issues involved in using a site which contains an operating facility. In this case, the new Hall of Administration would be located on the site currently used by the County Law Library. The 173,000 square foot Law Library is a quasi-independent public entity, not directly a part of the County government. There is a board of trustees which include judges and two attorneys who are appointed by the County Board of Supervisors.

This Option assumes that the Law Library would ultimately be housed in the new Building but would have to be temporarily relocated during construction. The Library could also be permanently moved to another location. Further investigation is needed to determine the best logistical and transactional approach to acquiring the Law Library property.

The Law Library parcel contains 1.9 acres whereas the Former State Building Site contains 2.78 acres. As a result, for purposes of demonstrating comparative options, the proformas in this Option assume underground parking for the new building at a rate of 3 per 1000 rentable square foot, not including the Law Library requirement.

Clearly, moving a large operating library adds cost and schedule complexities to this Option. These same issues would be mirrored and perhaps magnified if other operating properties such as the Hall of Records or the Clara Foltz Criminal Justice Center were replaced with a new County Seat Building.



HALL OF ADMINISTRATION REPLACEMENT ALTERNATIVES OPTION 4- LAW LIBRARY SITE and "FINANCE BUILDING (LOT 45)				
ASSUMPTION ESTIMATES 2008				
Program			Construction Costs 2008	
Split current Hall occupants into County Seat and Finance Building Exist. 958,000 GSF building replaced with two new buildings Buildings are stand-alone structures, for use solely by County Finance bldg. relies on existing parking structure #58 (County owned) Library moves back to new Hall of Administration Parking is underground Existing Law Library (approximate)			250 Spaces  804 Spaces 173,000 GSF	Demolition/Hall of Administration @ \$10.00 per GSF \$9,580,000 Demolish Law Library @ \$10 per GSF 173,000 GSF \$1,730,000 Moving costs library @ \$3.00 per GSF round trip \$692,000 Temporary relocation rental @ \$2.00 per RSF for 30 mos. \$9,026,087
Sites and Buildings				
<b>County Seat -Law Library Site</b>				
Parcel size	82,764	Sq. Ft.		
Staffing (based on May 2005 allocation)	967			
Gross Square Feet				
Square feet per person (N.I.C Law Library)	268	GSF		
Office area	228,822			
Board room and hearing rooms	30,000	GSF		
New Law Library space	173,000	GSF		
<b>Total Rounded</b>	<b>433,000</b>	<b>GSF</b>		
Rentable Square Feet				
Rentable square feet per person (N.I.C Law Library)	233	RSF		
Office area	199,000	GSF		
Board room & hearing rooms	26,100	RSF		
New Law Library Space	150,435	RSF		
<b>Total Rounded</b>	<b>375,535</b>			
Average floorplate size	35,000	GSF		
Number of stories in building	12	Stories		
Parking @ 3/1000 (N.I.C. Law Library)	675	Spaces		
<b>Finance Building - Parking Lot 45</b>				
Parcel size	73,616	Sq. Ft.		
Staffing (based on May 2005 allocation)	1,514			
Gross Square Feet				
Gross square feet per person	179	GSF		
Office space	264,695	GSF		
Special lobby area	7,000	GSF		
<b>Total Rounded</b>	<b>271,695</b>	<b>GSF</b>		
Rentable Square Feet	236,257	RSF		
Rentable square feet per person	156	RSF		
Office space	230,169	RSF		
Special lobby area	6,086	RSF		
<b>Total Rounded</b>	<b>236,255</b>			
Average floorplate size	40,000	GSF		
Number of stories in building	7			
New Parking	None			
<b>Aggregate building size(s)</b>	<b>704,695</b>	<b>GSF</b>		
	<b>612,778</b>	<b>RSF</b>		
<b>CAPITAL COSTS</b>				
Land purchase			\$0	
Total buildings cost			\$271,885,711	
<b>Rounded</b>			<b>\$271,000,000</b>	
Cost per square foot			<b>\$385</b>	
<b>ANNUAL EXPENSES</b>				
Operating costs for new buildings @ \$8.50/GSF*			(\$5,989,908)	

\* Existing occupancy cost approximately \$9,663,000 per year

## OPTION 5

### Parcel W-2

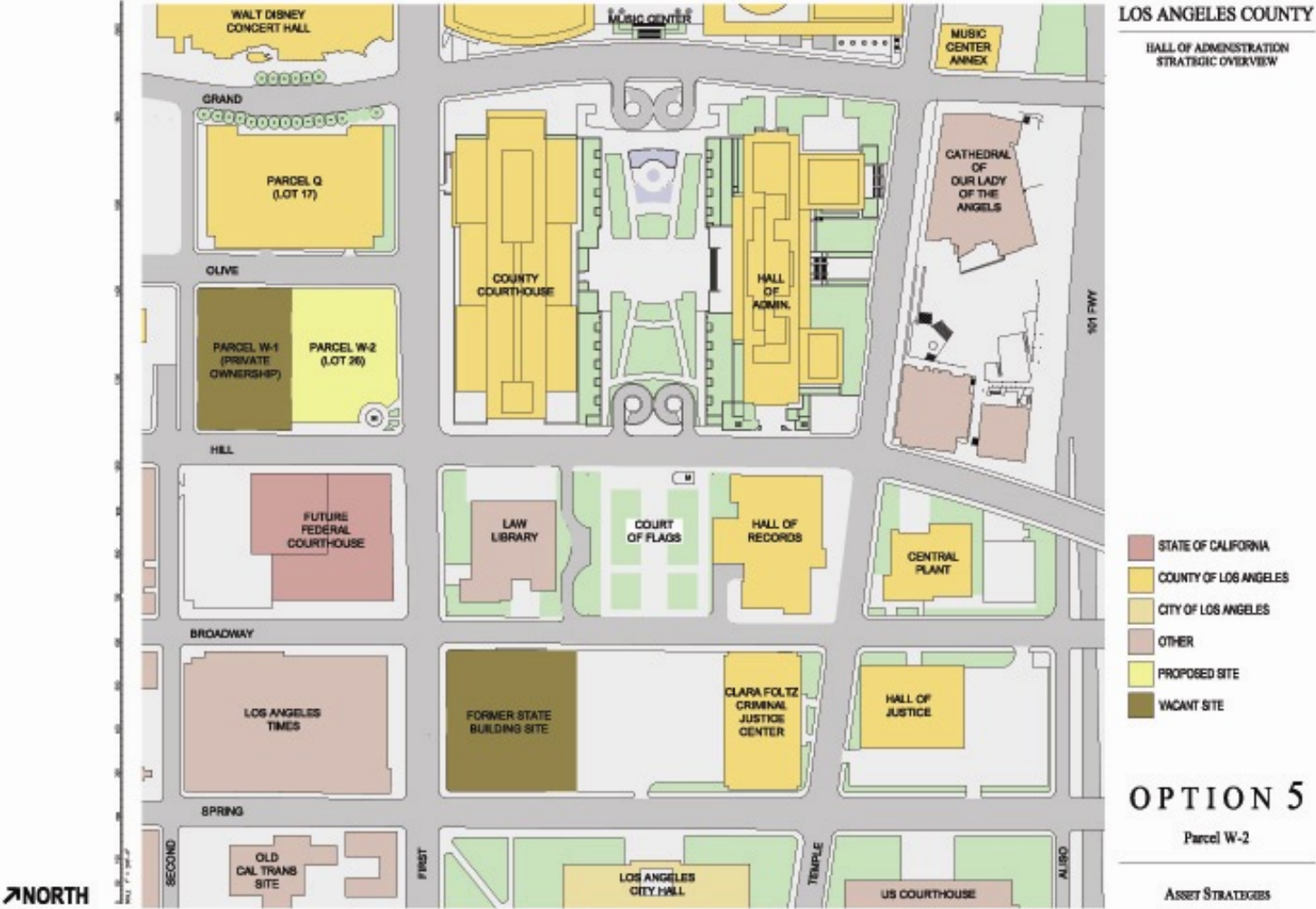
In this case, the County would enter into a long-term arrangement with the Related Companies (if that proposal is approved by the Board), new owner of building rights on Parcel W-2. Related would construct the building on a build-to-suit basis and take the construction cost risk and guarantee the rent. This type of arrangement is similar to what the County has done with several social service buildings. The transaction could include an immediate or future purchase option perhaps involving an air rights component. This Option has several advantages.

The new Hall of Administration would be an integral part of the Grand Avenue Vision.

The County's financial risk would be limited through a guaranteed build to suit transaction.

The site is directly above a subway station.

Because of the "favorable slope," parking could in effect be above grade and form a podium for the building above.



HALL OF ADMINISTRATION REPLACEMENT ALTERNATIVES OPTION 5 - RELOCATION TO PARCEL W-2				
ASSUMPTION ESTIMATES 2008				
<b>Program</b>		<b>Construction Costs 2008</b>		
Maintain existing departments and staff size in one location		Demolition/Hall of Administration @ \$10.00 per GSF		\$9,580,000
Existing 958,000 GSF bldg. replaced with new 517,000 GSF bldg.		Shell & core new building @ \$187/GSF		\$96,492,000
New building is a stand-alone structure, for use solely by County		Parking: 3 levels above grade		\$10,255,950
Parking ratio @ 3/1000 RSF		Parking: 3 levels below grade		\$13,186,125
		Tenant improvements inc. FF & E @ \$65 per RSFOffice (417,000)		\$27,130,350
		Tenant improvements board & hearing Rooms @\$100 per RSF		<u>\$3,217,400</u>
		Subtotal		\$159,861,825
		Soft costs @ 20%		<u>\$31,972,365</u>
		Subtotal		\$191,834,190
		Contingency @ 15%		<u>\$28,775,129</u>
		<b>TOTAL</b>		<b>\$220,609,319</b>
		<b>Per gross square foot</b>		<b>\$428</b>
<b>Site and Building</b>				
Parcel size	83,000	Sq. Ft.		
Staffing (as of May 2005)	2,481			
Gross Square Feet				
Gross square feet per person	208	GSF		
Office area	480,000	GSF		
Board room and hearing rooms	37,000	GSF		
<b>Total Rounded</b>	<b>516,000</b>	<b>GSF</b>		
Rentable Square Feet				
Rentable Square Feet per person	181	RSF		
Office area	417,390	RSF		
Board & hearing rooms	32,174	RSF		
<b>Total Rounded</b>	<b>449,564</b>	<b>RSF</b>		
Average floorplate size	40,000	GSF		
Site coverage (approx.)	50%			
Number of stories (approx.)	15.00	Flrs.		
Parking spaces	1,347	Spaces		
Parking space size	350	GSF		
<b>CAPITAL COSTS</b>				
Land purchase				\$0
Total building cost				\$220,609,319
<b>Rounded</b>				<b>\$221,000,000</b>
Cost per square foot				<b>\$428</b>
<b>ANNUAL EXPENSES</b>				
Operating costs for new Hall of Administration @ \$8.50/GSF*				\$4,386,000

\* Existing occupancy cost approximately \$9,663,000 per year (no debt service directly associated with building)

## **OPTION 6**

### **Parcel W-2 and Separate Finance Building**

This option is very similar to the concept envisioned in Option 3 where the "Former State Building Site" site is used. In this case, the County would not incur the cost to buy the State's portion of the site.

<b>HALL OF ADMINISTRATION REPLACEMENT ALTERNATIVES OPTION 6 - PARCEL W-2 and "FINANCE BUILDING (LOT 45)</b>				
ASSUMPTION ESTIMATES 2008				
<b>Program</b>		<b>Construction Costs</b>		
Split current Hall occupants into County Seat and Finance Building		Demolition/Hall of Administration @ \$10.00 per GSF		\$9,580,000
Exist. 958,000 GSF bldg. replaced with two new buildings		<b>Parcel W-2</b>		
Buildings are stand-alone structures, for use solely by County		Shell & core @ \$187 per GSF		\$45,734,964
Finance Building to use parking structure #58 & Surface		Parking structure @ \$15,194 per space		\$9,663,384
250 Spaces		Tenant improvements inc. F.F&E @ \$65 per RSF		\$13,823,635
<b>Sites and Buildings</b>		Tenant improvements board and hearing rooms @ \$100 per RSF		<u>\$2,608,696</u>
<b>County Seat - Parcel W-2</b>		Subtotal		\$81,410,678
Parcel size	83,000	Soft costs @ 20%		<u>\$16,282,136</u>
Staffing (based on May 2005 allocation)	967	Subtotal		\$97,692,814
Gross Square Feet		Contingency @ 15%		<u>\$14,653,922</u>
Square feet per person	253	Total County Seat		\$112,346,736
Office area	214,572	Per gross square foot		<u>\$459</u>
Board room and hearing rooms	30,000	<b>Finance Building</b>		
<b>Total Rounded</b>	<b>244,572</b>	Shell & core @ \$162 per GSF		\$44,014,590
Rentable Square Feet		Tenant improvements inc. F.F &E @ \$65 per RSF		\$15,356,674
Rentable square feet per person	220	Subtotal		\$59,371,264
Office area	186,584	Soft costs @ 15%		<u>\$8,905,690</u>
Board room and hearing rooms	26,087	Subtotal		\$68,276,954
<b>Total Rounded</b>	<b>212,671</b>	Contingency @ 10%		<u>\$6,827,695</u>
Average floorplate size	35,000	Total Finance Building		\$75,104,649
Number of stories in building	7	Per gross square foot		<u>\$276</u>
Parking @ 3/1000 for Parcel W-2	636			
<b>Finance Building - Parking Lot 45</b>		<b>GRAND TOTAL CONSTRUCTION COSTS</b>		<b>\$187,451,385</b>
Parcel size	73,616	<b>Construction Per Aggregate Gross Square Foot</b>		<b>\$ 363</b>
Staffing (based on May 2005 allocation)	1,514			
Gross Square Feet				
Gross square feet per person	179			
Office space	264,695			
Special lobby area	7,000			
<b>Total Rounded</b>	<b>271,695</b>			
Rentable Square Feet				
Rentable square feet per person	152			
Office area	230,170			
Special lobby area	6,087			
<b>Total Rounded</b>	<b>236,257</b>			
Average floorplate size	40,000			
Number of stories in building	7			
Parking	None			
<b>Aggregate building size(s)</b>	<b>516,267 GSF</b>			
<b>CAPITAL COSTS</b>				
Land purchase @ \$100.00 per Sq. Ft. (State Portion)				\$0
Total buildings cost				\$187,451,385
<b>Rounded</b>				<b>\$187,000,000</b>
Cost Per Square Foot				<b>\$363</b>
<b>ANNUAL EXPENSES</b>				
Operating Costs for New Buildings @ \$8.50/GSF*				(\$4,388,270)

\* Existing occupancy cost approximately \$9,663,000 per year

## OPTION 7

### Hall of Justice and Separate Assessor's Building

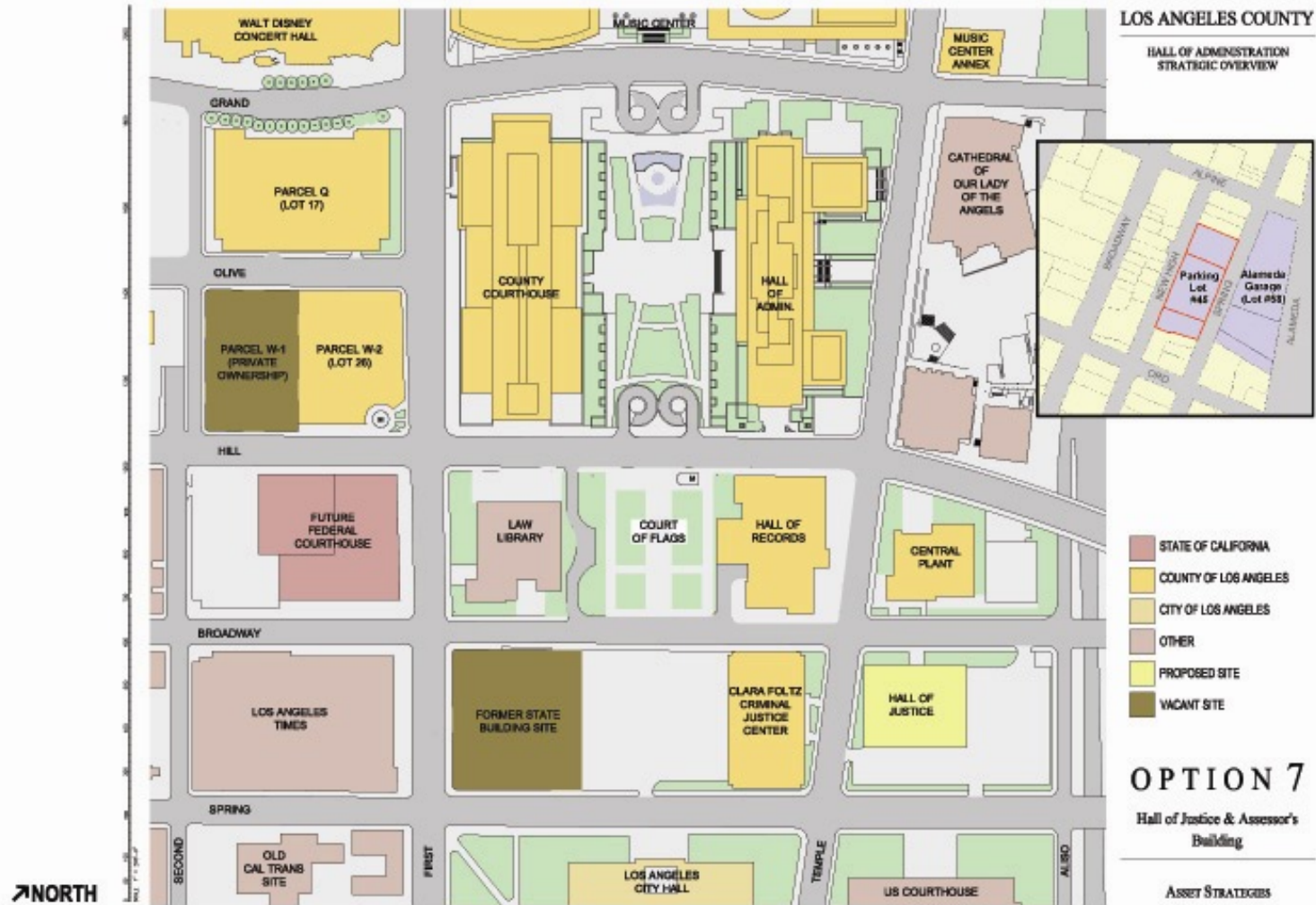
The Hall of Justice presents an interesting alternative. Substantial due diligence indicates the basic soundness of the structure. In recent years active planning has occurred which is aimed at restoring the building into office space for various departments. These include a portion of the Sheriff, Parks and Recreation, District Attorney, Public Defender and the Chief Administrative Office. The project is currently on hold (although preliminary demolition and hazardous material abatement is in process).

There is substantial merit in reconsidering this building for conversion into a new County Seat building. Among other things, its historic significance and iconic architecture make it a prime candidate for preservation and utilization as a prominent government building.

Because the Hall of Justice is bigger than the hypothetical buildings presented in previous Options, the "Finance Building" on Lot 45 would not need to be as big as described earlier. As a result, Option 7 creates a smaller "Assessor's Building" for Lot 45 and leaves the Treasurer and Auditor in the County Seat. This approach results in extra space in the Hall of Justice. Therefore, as a placeholder, this Option adds in-fill staff of 150 rather than divide the Assessor's office. Otherwise it would skew the "apple to apples" statistical and financial analyses presented in the other Options.

Because of the additional headcount in this Option, credit for eliminating the need for leasing for 150 staff members is allocated to this Option on a present value basis.

Detailed planning of any of these options will trigger a comprehensive look at departmental space needs in the Civic Center. All of these reconfigurations generate the opportunity to improve operational efficiencies.



\* Based on 2008 cost estimates as described on p. 24. Conservative estimate; assumes no "credit" for existing structure  
 \*\* Existing occupancy cost approximately \$9,663,000 per year

## NEXT STEPS

The foregoing is preliminary, but forms the basis for further analysis. As next steps, the following steps should be taken:

Prepare a detailed metrics study of existing utilization of the Hall of Administration, Law Library, Courthouse, and Hall of Records, and others as appropriate including the following

- Gross Square Feet
- Rentable Square Feet
- Useable Square Feet
- Utilization Inventory
- Office
- Large Meeting and Ceremonial Spaces
- Storage
- Large Meeting Rooms (greater than 400 sq. ft.)
- Cafeteria
- Employee Density
- Daily Public Visitor Counts by Department
- Operating Costs
- Utilities
- Maintenance
- Security
- Janitorial
- Public and Private Sector Benchmarks

Determine Appropriate Departmental and Functional mix for the Civic Center (e.g. District Attorney, County Administrative offices, Financial Departments, etc.)

Prepare long-term departmental and staffing forecasts

Infrastructure Issues

- Central Plant Capacity and alternative Power Sources.
- Utilities relocation issues vis a vis various options

Prepare a departmental relocation plan for the Civic Center which optimizes the following:

- Customer Service
- Real Estate Economics
- Administrative and Managerial Efficiency
- Employee Satisfaction and Performance

Prepare an implementation plan that minimizes relocation costs (e.g. new building first, then demolition and new highest and best use projects (e.g. government offices, cultural institution, residential development and/or a combination.)

Resolve Parking Policy

Select Option

## APPENDIX

### HISTORIC ANALYSIS

Originally prepared by  
Brenda Levin and Associates  
and  
Theresa Grimes

## HISTORIC ANALYSIS

**The Kenneth Hahn Hall of Administration and County Courthouse are approaching fifty years of age, at which point they might become eligible for listing in the National Register.**

None of the buildings considered in this report, namely the Courthouse, Hall of Administration, Hall of Records, and Clara Foltz Criminal Justice Center, appear to be eligible for listing in the National Register, either individually or as part of an historic district. As the criteria for evaluating historic significance are one in the same for the National Register and California Register, the same conclusion can be made for the California Register. Generally speaking, a property must be at least fifty years of age to be eligible for listing in the National Register. Properties less than fifty years of age can be considered for listing in the National Register if they meet special requirements called Criteria Considerations, in addition to meeting the regular requirements. Criteria Consideration G applies to properties less than fifty years of age. A property achieving significance in the first fifty years is eligible if it is of exceptional importance. Since none of the buildings referenced above are fifty years of age, they must be of exceptional importance to be eligible for listing in the National Register. An evaluation of each building as well as an analysis of the potential significance of the Los Angeles Civic Center as an historic district follows.

### **Courthouse and Hall of Administration**

Since the Courthouse and Hall of Administration were constructed as part of a single building campaign, and designed as complementary buildings by the same team of architects, it is only logical that they be evaluated together. Neither building is individually eligible for the National Register under Criteria A, B or C, nor are the buildings eligible as an historic district.

The Courthouse and Hall of Administration are not individually eligible under National Register Criterion A as they are not associated with one or more events important in a defined historic context. As public buildings, the politics and government of Los Angeles County would be the most appropriate historic context in which to evaluate the two buildings. The County of Los Angeles was formed in 1850. The County courts and administrative offices were located in at least six different buildings before the existing Courthouse and Hall of Administration were completed in 1958 and 1960, respectively. As such, the only historical events or patterns of events they could reflect are those occurring after 1958 and 1960. There does not appear to have been any historical events or pattern of events associated with the two buildings since 1958 or 1960 which could be

considered extraordinarily important. Furthermore, the earlier history of County government is best represented by the Hall of Justice, which opened in 1926.

The Courthouse and Hall of Administration are not eligible under National Register Criterion B as they are not associated with the lives of persons significant in our past. The two buildings are not strongly associated with any person in particular. Arthur J. Will was the County's Chief Administrative Officer from 1951 to 1957. He was probably the one individual in the County credited with spearheading the effort to construct the Courthouse and Hall of Administration. While Will was highly regarded in his profession, not enough time has passed to determine if he is individually significant in the historic context of the politics and government of Los Angeles County.

In *Los Angeles: An Architectural Guide*, Robert Winter and David Gebhard describe the Courthouse as "a late 1950s Modern design making, at least, a halfhearted effort to be classical and public." Regarding the Hall of Administration they state "the best one can say about the design of this building is that it is reticent." Based upon research in standard periodical indices, it does not appear that the buildings were published in any architectural journals at the time they were designed or constructed. Although the historic context for late Modern architecture in Los Angeles has not been established, the Courthouse and Hall of Administration do not appear to be eligible under National Register Criterion C as the embodiment of a distinctive type, period, or method of construction. In any case, the buildings do not meet Criteria Consideration G as they are not now, and were not at the time they were designed and constructed, considered to be of exceptional importance in the historic context of late Modern architecture. The sorts of late Modern buildings which would be eligible for listing in the National Register, despite their lack of age, are those which are considered local icons.

The Chemosphere House, designed by John Lautner in 1950; the Capitol Records Building, designed by Welton Becket Associates in 1954; the Theme Building, built at LAX in 1961-62; and the Cinerama Dome, 1963, also by Welton Becket Associates, are the types of buildings which defined the image of Los Angeles during the late 1950s and early 1960s. The Courthouse and Hall of Administration do not fall into this special category of buildings.

Designed by a consortium of architects, the Courthouse and Hall of Administration do not represent the work of a master. Adrian Wilson was reportedly the principal designer of the buildings. Of all the architects and firms on the team, Wilson was probably the least influential or prominent during his lifetime. Although he was responsible for the design of several large hospitals in Los Angeles County, the buildings themselves are undistinguished. Wilson started his architectural career as a draftsman for the firm Dodd and Richards when he arrived in Los Angeles in the 1920s. In addition to the Courthouse and the Hall of Records, he designed the nurses residence and other buildings at the County/USC Medical Center, Mira Loma Hospital, and Harbor General Hospital (in a

joint venture). 05316000le Paul Williams and John Austin can be considered masters, “a figure of generally recognized greatness,” their role in the design cannot be thoroughly established. Given the ambiguous authorship of the two buildings, it would be difficult to conclude that they express a particular phase in the career of either of these architects.

The common history and architecture of the Courthouse, Hall of Administration, as well as the space in between, the Paseo de los Pobladores, creates the possibility that they are National Register eligible as an historic district. Historic districts are defined in National Register Bulletin 15 as “significant and distinguishable entities whose components may lack individual distinction.” Historic districts fall under Criterion C. Under normal circumstances two buildings would not be enough to create a distinguishable entity, but in this case the two buildings extend for two city blocks between Hill Street and Grand Avenue. The two buildings and the space in between have a strong sense of time and place, and retain their physical integrity. With a period of significance from 1958 through 1961, the district may become eligible for listing in the National Register when more time has passed and when there is a context for evaluating late Modern architecture. For now, however, the district would have to be of exceptional importance to be found National Register eligible, which it is not.

### **Hall of Records**

Completed in 1962, the Hall of Records is not individually eligible for listing in the National Register under Criteria A, B or C.

The Hall of Records is not individually eligible under National Register Criterion A as it is not associated with one or more events important in a defined historic context. As is the case with the Courthouse and Hall of Administration, the politics and government of Los Angeles County would be the most appropriate historic context in which to evaluate the building. It does not appear that any single event or broad patterns of events of exceptional importance have occurred in the Hall of Records since 1962.

The Hall of Records is not eligible under National Register Criterion B as it is not associated with the lives of persons significant in our past. The building does not appear to be strongly associated with any person in particular, and certainly not one of exceptional importance as required by Criteria Consideration G.

The Hall of Records does not appear to be eligible under National Register Criterion C as the “embodiment of a distinctive type, period, or method of construction.” In any case, the building does not meet Criteria Consideration G as it is not now, and was not at the time it was designed and constructed, considered to be of exceptional

importance in the historic context of late Modern architecture. The building may become eligible for listing in the National Register when more time has passed and when there is a context for evaluating late Modern architecture.

Like the Courthouse and Hall of Administration, the Hall of Records was designed by a consortium of architects, not one particular architect or architecture firm. As such, the Hall of Records cannot represent the work of a master. The design team included Richard Neutra, Robert Alexander, Honnold and Rex, Herman Charles Light, and James Friend. Of the architects on the design team, Richard Neutra and Robert Alexander were the most recognized. The two worked together on numerous buildings during the late 1950s and early 1960s including, the Corinne A. Seeds University Elementary School (1950, 1957-58), Orange Coast College (1957), Palos Verdes High School (1961), Riviera Methodist Church (1957-58), Miramar Chapel, La Jolla (1957), University Nursery-Kindergarten School (1957-59); as well as projects in Dayton, Cleveland, Pakistan, Puerto Rico and Guam. Independently, Alexander was responsible for the design of the Baldwin Hills Shopping Center (1954) and Bunker Hill Towers (1968). Neutra, of course, is considered one of the master architects of the 20th century, and one of the most influential designers to have ever worked and lived in Los Angeles. He is probably best known for the houses he designed during the 1930s and 1940s. The Lovell House (1929) is widely considered to be a masterpiece of Modern architecture, and the building which established Neutra's reputation. In 1949, he formed a partnership with Robert Alexander, although each continued to receive commissions independently from one another. Neutra and Alexander designed a wide variety of commercial, educational, government, institutional, medical, and cultural buildings. The Hall of Records is not considered to be one of the better buildings to be produced by this partnership, or Richard Neutra. In *Los Angeles: An Architectural Guide*, Robert Winter and David Gebhard comment that this building is, "A rare, realized Neutra high-rise. Functionally it seems to fulfill its task, but its design seems confused, and it ends up neither a distinguished example of Modernism nor making any contribution to the Civic Center."

According to National Register Bulletin 15, a building is not eligible for listing in the National Register under Criterion C merely because it was designed by a master architect. "The building must express a particular phase in the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." Even if one is to assume that Neutra and Alexander were exclusively responsible for the design of the Hall of Records, it would not be considered a significant example of their work, and certainly not one of exceptional importance as required by Criteria Consideration G. Although the Hall of Records is unique in that it is one of the only high-rise office buildings to be produced by the firm, or by Neutra independently, it is by no means their only office building. The National Charity League Building (1960), Aloe Medical Supply Building (1948), Northwestern Insurance Building (1951), and Ferro Chemical Company (1957) are examples of other office buildings designed by Neutra, or the firm Neutra and Alexander.

### **Clara Foltz Criminal Justice Center**

Completed in 1972 according to plans designed by Adrian Wilson & Associates, the Clara Foltz Criminal Justice Center is not individually eligible for listing in the National Register under Criteria A, B or C. As the building does not even approach the fifty-year age requirement for listing in the National Register, and was not designed by a noted architect, an evaluation of historic significance is not warranted at this time.

### **Los Angeles Civic Center**

The Los Angeles Civic Center is not eligible for listing in the National Register as an historic district. Historic districts fall under Criterion C, but may meet other criteria as well.

In evaluating the historic significance of the Civic Center, the primary consideration is in identifying a distinguishable entity significant in an historic context. Federal, State, County, and local buildings are generally concentrated in the area bounded by First Street on the south, Aliso Street on the north, Hope Street on the west, and Los Angeles Street on the east. The buildings within this boundary were not constructed according to a particular plan, but rather to several plans which were not adhered to well. The Hall of Justice (1926), Los Angeles City Hall (1928), and the Federal Building (1939) are the oldest buildings in the Civic Center and are individually significant under National Register Criteria A and C. While the three buildings reflect early Civic Center plans, which were oriented toward an east-west axis along Spring Street, they do not, as a group, form a distinguishable entity. Together, the buildings do not create a sense of time or place, but rather appear as three individual resources.

After World War II, the Civic Center plans were all but abandoned the north-south axis along Spring Street. An east-west axis along First and Temple Streets between Hope and Spring Streets became the core of the Civic Center which consists of the following buildings:

- 1928 Los Angeles City Hall
- 1953 Law Library
- 1958 Courthouse
- 1960 Kenneth Hahn Hall of Administration
- 1961 Paseo de los Pobladores
- 1962 Hall of Records

1964 Department of Water and Power  
1964 Dorothy Chandler Pavilion  
1967 Ahmanson Theater  
1967 Mark Taper Forum  
1972 Clara Foltz Criminal Justice Center

While these buildings appear in plan to form a distinguishable entity, in reality they are disconnected by the north-south streets. The block between Spring Street and Broadway includes the 1972 Clara Foltz Criminal Justice Center and the foundation of the old State Office Building. With a surface parking lot in the middle, this block creates a void between City Hall and the County buildings to the west.

The strongest concentration of buildings are those on the blocks between Broadway and Hope Street. These buildings were constructed between 1953 and 1967 and may qualify individually or as one or more historic districts when they have achieved fifty years of age. The DWP Building is situated on the block on the west side of Hope Street. Of all the post-World War II buildings in the Civic Center, it is the most architecturally distinguished and is the best example of the late Modern style. The Music Center includes three buildings on the block between Hope Street and Grand Avenue. It is differentiated from the other buildings in the Civic Center by its use. As such, it could be evaluated as an individual district. As previously mentioned, the Hall of Administration and Courthouse, on the block between Grand Avenue and Hill Street, could be evaluated as an individual historic district as well. The Law Library and the Hall of Records are located on the block between Broadway and Hill Street. These two buildings are not related architecturally, and have no potential of forming a small historic district.

Although the group of buildings, between Broadway and Hope Street, also suffers from the through traffic on the north-south streets and include cultural as well as administrative uses, a case could be made for the formation of a single historic district. As the buildings are less than fifty years of age, however, a Civic Center district would have to meet Criteria Consideration G to be eligible for listing in the National Register. In other words, a National Register Civic Center district would have to be of exceptional importance within an historic context, such as city planning or late Modern architecture, which it is not. With a period of significance of 1953 to 1967, the district may become eligible for listing in the National Register when more time has passed and when there is a context for evaluating its historic significance.